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SPECIAL

~~SF~~  
~~SUMMARY~~  
~~OF THE~~  
~~SPECIAL JOINT MEETING~~  
~~OF THE~~  
~~CITY PLANNING COMMISSION~~  
~~AND~~  
~~REDEVELOPMENT AGENCY~~  
~~THURSDAY~~  
~~JANUARY 23, 1992~~  
~~ROOM 282, CITY HALL~~  
~~6:00 P.M.~~

DOCUMENTS DEPT.

JAN 3 - 1992

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PRESENT: City Planning Commissioners: Bierman, Elzey, Hu, Karasick and Sewell.

Redevelopment Agency Commissioners: Bagot, King, Kitahata, Tsen.  
Staff: Tom Conrad, Edward Helfeld, Executive Director.

6:40 P.M.

PRESIDENTS HU & BAGOT CONVENED INTO SESSION THE JOINT HEARING OF THE CITY PLANNING COMMISSION AND THE REDEVELOPMENT AGENCY COMMISSION AT 6:40 p.m.

A. SPECIAL CALENDAR

DRAFT ENVIRONMENTAL IMPACT REPORT PUBLIC HEARING

1. 91.355E (SAHM)

Yerba Buena Center Redevelopment Plan, Amendments to Redevelopment Plan to include additional areas designated for housing and to make the Plan congruent where appropriate with the Downtown Plan, and amendments to Disposition & Development Agreement between Redevelopment Agency and Olympia & York; the area generally bounded by Second, Harrison, Fourth and Market Streets and including all of blocks 3723, 3734, 3751 and portions of blocks 3705, 3706, 3707, 3722, 3724, 3733, 3735, 3750, 3752 and 3763; a Subsequent EIR to both assess the above amendments and update analyses from the original and Second Supplemental EIRs.

(TAPE: IIIA: #1070-3002)

A certified court reporter was present. An official transcript has been made and is available for reference purposes in the files of the Department of City Planning.

SPEAKERS: Jane Primsler, Elizabeth Bordman, Calvan Welch

ACTION: PUBLIC HEARING CLOSED.

VOTE: 9-0

PUBLIC COMMENT PERIOD EXTENDED TO RECEIVE

WRITTEN COMMENTS UNTIL 5 P.M., FEBRUARY 17, 1992

B. PUBLIC COMMENT

Each member of the public may address the Commission for up to three minutes. The President or chairperson may limit the total testimony by all members of the public to fifteen minutes.

None

Adjourned: 7:20 p.m.

S U M M A R Y  
O F T H E  
S A N F R A N C I S C O  
C I T Y P L A N N I N G C O M M I S S I O N  
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1 : 3 0 P . M .

PRESENT: Commissioners Bierman, Elzey, Hu, Karasick and Sewell.

ABSENT: Commissioner Morales.

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NOTE: The Commission will take a short recess at 3:30 p.m.

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NOTE: AT APPROXIMATELY 6:00 P.M., THE COMMISSION WILL CONVENE INTO A SPECIAL JOINT MEETING WITH THE REDEVELOPMENT AGENCY COMMISSION TO CONSIDER THE MATTER OF THE DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE YERBA BUENA CENTER REDEVELOPMENT PLAN.

1:40 P.M.

THE MEETING WAS CALLED TO ORDER BY PRESIDENT HU AT 1:40 p.m.

STAFF IN ATTENDANCE: Dean Macris - Director of Planning, Robert Passmore - Zoning Administrator, Mike Berkowitz, Barry Pearl, Larry Badiner, Lu Blazej, Susana Montana, Jim Bergdoll, Diane Wong, Julian Banales, Gerald Green and Linda Avery - Administrative Secretary.

A. ITEMS TO BE CONTINUED

1. 91.350D (BERKOWITZ)  
771-73 19TH AVENUE, west side between Fulton and Cabrillo Streets, Lot 15 in Assessor's Block 1662 - Request for Discretionary Review of Building Permit Application No. 9102477 for the construction of a vertical addition in an RH-2 (House, Two-Family) district.  
a) Consideration of Discretionary Review  
b) Discretionary Review Hearing  
(Continued from Regular Meeting of December 19, 1991)  
(Proposed for continuance to February 20, 1992)

CONTINUED TO FEBRUARY 20, 1992 (TAPE: IA: #0009-0180)  
ABSENT: COMMISSIONERS ELZEY & MORALES VOTE: 4-0

2. 91.350D (BERKOWITZ)  
770 - 23RD AVENUE, south side between Fulton and Cabrillo Streets, Lot 34 in Assessor's Block 1665 - Request for a Discretionary Review of Building Permit Application No. 9111083 for the construction of a rear yard addition to a two-unit residential building in an RH-2 (House, Two-Family) district.  
a) Consideration of Discretionary Review  
b) Discretionary Review hearing  
(Continued from Regular Meeting of December 19, 1991)  
(Proposed for continuance to February 20, 1992)

## ITEM 91.350D continued

CONTINUED TO FEBRUARY 20, 1992  
ABSENT: COMMISSIONERS ELZEY & MORALES

(TAPE: IA: #0009-0180)  
VOTE: 4-0

3. 91.605D (BLAUVELT)  
1009 FRANCISCO STREET, south side between Larkin and Polk Street, Lot 25 in Assessor's Block 477 -- Requests for Discretionary Review of Building Permit Application No. 9107629 to construct a vertical and horizontal extension to the existing two-story-over-garage, single-family dwelling, and of Building Permit Application No. 9107628 to construct a second dwelling unit in a separate four-story structure immediately behind the existing house, in an RH-2 (House, Two-Family) District.  
a) Consideration of Discretionary Review  
b) Discretionary Review Hearing  
(Continued from Regular Meeting of December 12, 1991)  
NOTE: Simultaneously with the Commission's consideration of the Discretionary Review requests, the Zoning Administrator will hear testimony on Variance Application No. 91.344V for the same property.  
(The Variance hearing is continued from December 12, 1991)  
(Proposed for continuance to January 30, 1992)

CONTINUED TO JANUARY 30, 1992  
ABSENT: COMMISSIONERS ELZEY & MORALES

(TAPE: IA: #0009-0180)  
VOTE: 4-0

4. 91.669EZ (GREEN)  
1421-25, AND 1429 CASTRO STREET, east side between 24th and Jersey Streets; Lot 23 and 43 in Assessor's Block 6538 -- Consideration of an amendment to the City Planning Code by amending the Zoning Map to change an existing RH-2 designation for the above property to the 24th Street-Noe Valley Neighborhood Commercial District.  
(Proposed for Continuance to February 6, 1992)

CONTINUED TO FEBRUARY 6, 1992  
ABSENT: COMMISSIONERS ELZEY & MORALES

(TAPE: IA: #0009-0180)  
VOTE: 4-0

5. 91.698C (BANALES)  
1112-24 POLK STREET, northeast corner of Post Street, Lot 12 in Assessor's Block -- Request for Conditional Use Authorization to allow a non-residential use in excess of 3,000 square feet within the Polk Street Neighborhood Commercial District. The proposal is to allow an existing video store on the ground floor of an existing four story building to expand (within the building) from approximately 2,990 square feet to 3, 918 square feet of floor area. The exterior of the building will not be impacted by the proposal.  
(Proposed for Continuance to Regular February 6, 1992)

CONTINUED TO FEBRUARY 6, 1992  
ABSENT: COMMISSIONERS ELZEY & MORALES

(TAPE: IA: #0009-0180)  
VOTE: 4-0

6. 91.279ETETT MODIFY EXISTING FEES AND INSTITUTE NEW FEES (BASH)  
(a) Eliminate exemptions for nonprofit organizations from planning fees  
(Planning Code and Administrative Code)  
(Continued from Regular Meeting of December 19, 1991)  
(Proposed for continuance to January 30, 1992)

(TAPE: IA: #0009-0180)

CONTINUED TO JANUARY 30, 1992

VOTE: 4-0

ABSENT: COMMISSIONERS ELZEY & MORALES

(b) Authorize certain nonprofit housing development corporations to defer payment of fees for initial environmental evaluations, environment impact reports, and applications for change in setback lines, reclassifying property or imposing interim controls, conditional use, planned unit development or variance, for certain affordable housing developments, to the time of permit issuance. (Planning Code and Administrative Code)  
(Continued from Regular Meeting of December 19, 1991)  
(Proposed for continuance to January 30, 1992)

(TAPE: IA: #0009-0180)

CONTINUED TO JANUARY 30, 1992

VOTE: 4-0

ABSENT: COMMISSIONERS ELZEY & MORALES

(c) Institute discretionary review fee for review of applications for determination of compatibility with design guidelines in the Bernal Heights Special Use District. (Planning Code)  
(Continued from Regular Meeting of January 9, 1992)  
(Proposed for indefinite continuance)

(TAPE: IA: #0009-0180)

CONTINUED INDEFINITELY

VOTE: 4-0

ABSENT: COMMISSIONERS ELZEY & MORALES

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. The President or chairperson may limit the total testimony by all members of the public to fifteen minutes.

None

C. COMMISSIONERS' QUESTIONS AND MATTERS

None

D. DIRECTOR'S REPORT

(TAPE: IA: #0215-0540)

\*SPEAKER: Amit Ghosh

re: Update on Department's new computer system

\*\*Extension of 179 (amnesty program) approved at Board of Supervisors at first reading

7. Tier III (BERKOWITZ)  
167 DORANTES STREET, north side between Magellan and Montalvo Avenues, Lot 20 in Assessor's Block 2884 - Informational presentation of Building Permit Application No. 91184105 for the construction of a rear yard extension in an RH-1 (D) (House One-Family, Detached Dwellings) district. This project is being brought to the Commission's attention pursuant to Planning Commission Resolution No. 12044.1.

(TAPE: IA: #0445-0506)

NO OPPOSITION

NO ACTION

8. Tier III (BERKOWITZ)  
2447 VALLEJO STREET, south side between Pierce and Steiner Streets, Lot 21 in Assessor's Block 562 - Informational presentation of Building Permit Application No. 9120030 for the construction of a rear yard deck in an RH-1 (House, One-Family) district. This project is being brought to the Commission's attention pursuant to Planning Commission Resolution No. 12044.1.

(TAPE: IA: #0445-0506)

NO OPPOSITION

NO ACTION

9. TIER III (BERKOWITZ)  
34 RICO WAY, north side between Avila and Retiro Ways, Lot 17 in Assessor's Block 418A - Informational Presentation of Building Permit Application No. 9110415 for construction of front and rear yard extensions in an RH-1 (House, One-Family) district. This project is being brought to the Commission's attention pursuant to Planning Commission Resolution No. 12044.1.

(TAPE: IA: #0445-0506)

NO OPPOSITION

NO ACTION

\*UPDATE ON DEPARTMENT COMPUTER SYSTEM;

\*\*ACTIONS AT BOARD OF SUPERVISOR'S THIS WEEK

E. CONSIDERATION OF FINDINGS AND FINAL MOTION --PUBLIC HEARING CLOSED

10. 91.074C (PEARL)  
2220-2222 AND 2224 SACRAMENTO STREET, northside between Laguna and Buchanan Streets, Lots 5 and 6 in Assessor's Block 627 -- Request for authorization of Conditional Use to operate the two properties together as a single hotel (Mansion Hotels). Conditional Use authorization was previously granted for use of 2220-2222 Sacramento Street (Lot 5) as a tourist hotel of sixteen (16) rooms or suites of rooms under Resolution Number 8586, Case Number CU80.9, Adopted: May 1, 1980. Conditional Use authorization was previously granted for 2224 Sacramento Street (Lot 6) for one (1) dwelling unit and five (5) guest rooms, under Resolution Number 8030, Case Number DR78.59(CU), Adopted: August 3, 1978. Use of the five guest rooms at 2224 Sacramento Street is approved as a "Boarding House" where lodging or both meals and lodging, without individual cooking facilities, are provided for compensation and by prearrangement for a week or more at a time.

The requested authorization of Conditional Use proposes overnight guests at 2224 Sacramento Street, which is permitted under Section 209.2(d) of the City Planning Code for five or fewer guest rooms in an RH-2 (House, Two-Family) zoning district. The requested authorization also would involve a modification of Condition Number 4 of Resolution Number 8586 to permit service to persons other than "registered resident guests" at the hotel restaurant.

The requested authorization, to operate the two buildings together as a single hotel use, involves approval of an enclosed walkway previously constructed between the two buildings without benefit of permit. The Chambers Mansion, 2220-2222 Sacramento Street, is designated City Landmark Number 119. A Certificate of Appropriateness, Case Number 91.031A, was filed on January 28, 1991, as is currently under review by the Landmarks Preservation Advisory Board.

An amendment to the previously continued request for authorization was filed on May 8, 1991 which would also involve a modification of Condition Number 13 of Resolution Number 8586 to permit limited outdoor activities for wedding ceremonies only.

(Continued from Regular Meeting of January 9, 1992)

NOTE: ON DECEMBER 19, 1991 THE COMMISSION PASSED A MOTION OF INTENT TO APPROVED WITH CONDITIONS BY A VOTE OF 5-1. COMMISSIONER ENGMANN DISSENTING. COMMISSIONER SEWELL ABSENT.

(TAPE: IA: #0560-3072)

(TAPE: IB: #2665-2987)

SPEAKERS: Richard Judd, council for project owner, Howard Schuman, Dawn Acaraho, Tracy Pretikin-Bore, Bob Pretikin, Hotel owner

ACTION: APPROVED WITH CONDITIONS

AS MODIFIED

VOTE: 5-0

ABSENT: COMMISSIONER MORALES

MOTION NO: 13256

F. REGULAR CALENDAR

## 11. 87.847CB (BADINER)

DAVIES MEDICAL CENTER, block bounded by Castro, Duboce, Noe and 14th Streets, Assessor's Block 3539, Lot 1--Request for Project

Authorization for a Medical Office Building at the corner of Duboce and Noe Streets containing approximately 36,000 square feet of office space subject to the Office Development Limitation Program and a Request for Conditional Use Authorization under Planning Code Section 209.3 to allow an institutional use in a Residential District for the Medical Office Building and an approximately 294 space parking garage at the corner of Castro and 14th Streets. The Medical Office Building would be four stories and approximately 65' in height stepping up the hill. It would contain a total of about 50,000 square feet of space including the office use, labs, waiting rooms and education facilities. The parking lot would be three stories and approximately 30 feet in height.

The project site is located in an RH-3 (Residential, Three Family) District and 65-D and 130-E Height and Bulk District.

(Continued from Regular Meeting of December 5, 1991)

(TAPE: IA: #3075-3201)

(TAPE: IB: #0000-2664)

SPEAKERS: Greg Manardo, rep. of Medical Center, Jim Herman, Mitchell Davis, George Robinson, Wayne Laudenock, Richard Hausar, Pierre Livinton, Barry Freehill, Dennis Hill, Evan Burenstein, Steve Mahelthorn, Roger Waldon, Hilly Anderson, Mary Gamma, Dr. Charles Williamson, Peter Persley

ACTION: APPROVED WITH CONDITIONS

VOTE: 5-0

ABSENT: COMMISSIONER MORALES

MOTION NOS: 13254 (ANNUAL LIMIT), 13255 (CONDITIONAL USE)

## 12.

(BLAZEJ)

Public hearing and comment pursuant to Section 321.1 on "Office Projects Approved Since November 29, 1984 - Annual Limit Adjustment" as outlined in a Department of City Planning memorandum of December 19, 1991. The annual allocation of new office space of 475,000 square feet will remain in effect for six additional years through 1997. In 1998 there will be an allocation of 912, 418 square feet for office years. In subsequent years the allocation for office use will be 950,000 square feet.

(TAPE: IB: #3000-3196)

(TAPE: IIA: #0000-2090)

SPEAKERS: Jeff Heller, Jim Lazarus, Clark Manus, Joe O'Donohue, Edith McMillian, Margaret Seigal

MEETING HELD.

NO ACTION REQUIRED.

13. 88.514CC (MONTANA)  
1071 PAGE STREET, south side between Broderick and Divisadero Streets, Lot 27 in Assessor's Block 1237--Request for authorization of Conditional Use to allow a five-suite Bed and Breakfast (The Nolan House) in an RM-1 (Mixed Residential, Low Density) District pursuant to Section 209.2(d) of the Planning Code.  
(Continued from Regular Meeting of December 19, 1991)

(TAPE: IIA: #2236-3152)  
(TAPE: IIB: #0000-1457)

SPEAKERS: Timothy Socket, project owner, Joanna Mirrenthal, Jannette Nettal, Peter Gardner, Dianah Smith, Paul Fuiwall, Kate Donahue, Edward Engillian, Joe O'Donohue  
ACTION: APPROVED WITH CONDITIONS VOTE: 5-0  
ABSENT: COMMISSIONER MORALES  
MOTION NO: 13258

14a. 90.656V (MONTANA)  
1448 - 19TH AVENUE, east side between Judah and Kirkham Streets, Lot 34 in Assessor's Block 1835--Request for Conditional Use to allow conversion of an existing one-car parking garage of a single-family home to a small (459 square foot) religious institution (Kwan Yin and Wong Tat Sin Buddhist Temple) which would operate from 10:00 A.M. to 4:00 P.M. for counseling and prayer of from one to five persons at any one time, principally on Sundays, in an RH-1 District.  
(Continued from Regular Meeting of December 19, 1991)

(TAPE: IIA: #2100-2230)  
ACTION: APPROVED WITH CONDITIONS VOTE: 5-0  
ABSENT: COMMISSIONER MORALES  
MOTION NO: 13257

14b. 90.656V (MONTANA)  
1448 - 19TH AVENUE, eastside between Judah and Kirkham Streets, Lot 34 in Assessor's Block 1835 - Request for an off-street parking space variance to facilitate operation of a small (459 square feet) religious institution (Kwan-Yin and Wong Tat Sin Buddhist Temple) in a ground story garage of a single-family dwelling in an RH-2 (Two-Family Residential) District pursuant to Sections 151 and 305 of the Planning Code.

(TAPE: IIA: #2100-2230)  
ZONING ADMINISTRATOR CLOSED THE PUBLIC HEARING.

4:30 P.M.

15. 91.164CC (BERGDOLL)  
4525-27 GEARY BOULEVARD, south side between 9th and 10th Avenues; Lot 46 in Assessor's Block 1535 -- Request for Conditional Use Authorization to demolish a building containing a second floor dwelling unit within an NC-3 Neighborhood Commercial District. The proposal is to demolish the earthquake-damaged building and replace it with a landscaped parking/staging area for the mortuary. The subject lot is approximately 2,500 square feet in area.

## ITEM 91.164CC continued

(TAPE: IIB: #1630-2580)

SPEAKERS: Bruce Dodd, Edith McMillian, Margaret Segal

ACTION: APPROVED WITH CONDITIONS

VOTE: 5-0

ABSENT: COMMISSIONER MORALES

MOTION NO: 13259

## 16. 91.710C (D. WONG)

1165 POWELL STREET, southwest corner of Jackson Street; Lot 1 in Assessor's Block T91 -- Request for Conditional Use Authorization to establish a Small Fast Food Restaurant, as defined by Section 890.90 of the Planning Code, in the Chinatown Residential Neighborhood Commercial District. The proposed establishment occupies 1,137 square feet of ground floor commercial space in a three-story mixed use building, and will have approximately three tables with a seating capacity of approximately 12 people.

(TAPE: IIB: #2585-2647)

ACTION: APPROVED WITH CONDITIONS

VOTE: 5-0

ABSENT: COMMISSIONER MORALES

MOTION NO: 13260

## 17. 91.591C (BANALES)

1966 LOMBARD STREET, north side between Buchanan and Webster Streets; Lot 11 in Assessor's Block 493 -- Request for Conditional Use Authorization to convert an existing second story dwelling unit to commercial use within an NC-3 (Moderate Scale) Neighborhood Commercial District. The proposal is to convert the existing dwelling unit containing 2 bedrooms in approximately 1,350 square feet of floor area, to commercial use consisting of 4 offices, a conference room and kitchen. The space, which is legally recognized as a dwelling unit, has been used as office and storage space for approximately 25 years. No exterior alterations are proposed.

(Continued from Regular Meeting of December 19, 1991)

(TAPE: IIB: #2655-3060)

SPEAKERS: Charles Lewes, Marsh Garland

VOTE: 5-0

ACTION: INTENT TO APPROVE WITH CONDITIONS

FINAL LANGUAGE: JANUARY 30, 1992

PUBLIC HEARING CLOSED

ABSENT: COMMISSIONER MORALES

## 18. 91.624C (GREEN)

3001 - 24TH STREET, southwest corner of Harrison Street; Lot 1 in Assessor's Block 6522 -- Request for Conditional Use Authorization to provide one Pool Table defined by Section 790..38 of the Planning Code as OTHER ENTERTAINMENT within an existing bar in the 24th Street Mission Neighborhood Commercial District. The proposal is to add one pool table to the existing ground floor bar approximately 920 square feet in size without physical alterations.

(Continued from Regular Meeting of December 19, 1991)

(TAPE: IIB: #3065-3140)

VOTE: 5-0

ACTION: APPROVED WITH CONDITIONS

ABSENT: COMMISSIONER MORALES

MOTION NO: 13261

19. 90.599EC (GREEN)  
(a) 645 HAIGHT STREET, south side between Pierce and Steiner Streets; Lot 29 in Assessor's Block 861 -- Request for Conditional Use Authorization to allow significant alteration of an existing building on a lot in excess of 5,000 square feet, and to permit a density bonus for affordable housing under California State Law (Government Code Sections 65915 and 65717) with an NC-1 Neighborhood Commercial Cluster District and the proposed Haight Street Affordable Housing Special Use District. The proposal is to alter the existing two-story-over-basement building formerly used as an auto repair/parking garage, by adding a new third-story and converting the entire building to a mixture 8 up to 12 market rate and affordable housing units. The basement level will contain 23 off-street parking spaces. Lot 29 is approximately 10,312 square feet in size.  
(Continued from Regular Meeting of December 19, 1991)

(TAPE: IIIA: #0020-1063)

SPEAKERS: Gary Gee, Andy Serkin

ACTION: INTENT TO APPROVE WITH CONDITIONS

VOTE: 5-0

FINAL LANGUAGE: FEBRUARY 6, 1992

PUBLIC HEARING CLOSED

ABSENT: COMMISSIONER MORALES

19. 90.599TZ (GREEN)  
(b) 645 HAIGHT STREET, south side between Pierce and Steiner Streets; Lot 29 in Assessor's Block 861 -- Consideration of an amendment to the City Planning Code and Zoning Map to add Section 249.12 Haight Street Affordable Housing Special Use District. The proposed Special Use District would allow as a conditional use a housing project with a density bonus for affordable housing units of a least 25 percent over the number of dwelling units otherwise permitted as a principal use in the Haight Street Neighborhood Commercial. The proposed Special Use District would also allow an exception or modification of the rear yard requirements.  
(Continued from Regular Meeting of December 19, 1991)

(TAPE: IIIA: #0020-1063)

ACTION: APPROVED AS PROPOSED BY DEPARTMENT STAFF

VOTE: 5-0

ABSENT: COMMISSIONER MORALES

RESOLUTION NO: 13262

7:35 P.M.

## SPECIAL DISCRETIONARY REVIEW HEARING

NOTICE: AT APPROXIMATELY 7:00 P.M. THE CITY PLANNING COMMISSION WILL CONVENE INTO A SPECIAL DISCRETIONARY REVIEW HEARING. PROCEDURES GOVERNING SPECIAL DISCRETIONARY REVIEW HEARINGS WILL BE IN EFFECT. THOSE CASES THAT ARE SCHEDULED ON THIS CALENDAR, BUT HAVE NOT BEEN CALLED OR HEARD BY 7:00 P.M., COULD BE CONTINUED TO A LATER TIME OR DATE DETERMINED BY THE COMMISSION.

NOTE: ANY CASE THAT HAS NOT BEEN CALLED OR HEARD BY 11:00 P.M., WILL BE CONTINUED TO A DATE SPECIFIED BY THE COMMISSION.

20. 90.620D (BERKOWITZ)  
150-160 GRANDVIEW AVENUE, west side between Romain Street and Morgan Alley, Lots 11 and 12 in Assessor's Block 2754 - Discretionary Review of Building Permit Application No. 9017648 to construct 5 single family houses in an RH-2 (House, Two-Family) district.  
(Continued from Regular Meeting of December 19, 1991)

(TAPE: IIIA: #3076-3167)  
(TAPE: IIIB: #0000-2970)

SPEAKERS: David Cincotta, Marcy Wong, Marge Bernette, Hays Barch, Lou Burgnetti, John Sal, Dorice Murphy, Peter Gass, Joe O'Donohue, Virginia Clark, David Cincotta

MEETING HELD.

ACTION: CONTINUED TO FEBRUARY 20, 1992  
ABSENT: COMMISSIONER MORALES

VOTE: 5-0

21. 91.479D (BERKOWITZ)  
1 GRAYSTONE TERRACE, east side between Twin Peaks Boulevard and Pemberton Place, Lot 31 in Assessor's Block 2661 - Request for Discretionary Review of Building Permit Application No. 9109559 for the construction of a horizontal addition to a single family house in an RH-1 (House, One-Family) district.  
a) Consideration of Discretionary Review  
b) Discretionary Review Hearing  
(Continued from Regular Meeting of January 9, 1992)

(TAPE: IIIB: #2975-3161)  
(TAPE: IVA: #0000-1867)

SPEAKERS: Jerry Ritter, Joseph Micsack, Mr. Sanomee, Project owner, Rennee Sanomee, Denise LaPoint

ACTION: TAKE DISCRETIONARY REVIEW.  
CONTINUED TO FEBRUARY 20, 1992  
ABSENT: COMMISSIONER MORALES

VOTE: 5-0

22. 91.713D (BERKOWITZ/PASSMORE))  
286 GREEN STREET, north side between Montgomery and Sansome Streets, Lot 16 in Assessor's Block 116 Request for Discretionary Review of Building Permit Application No. 9122687 for the construction of a vertical extension - and additional story of occupancy in an RM-1 (Mixed Residential, Low Density) district.  
a) Consideration of Discretionary Review  
b) Discretionary Review Hearing

(TAPE: IVA: #1890-2365)

SPEAKERS: Ann Stronsick, Gene Lam

ACTION: NO DISCRETIONARY REVIEW

ABSENT: COMMISSIONERS ELZEY & MORALES

VOTE: 4-0

23. 91.520D (BERKOWITZ)  
1444 PLYMOUTH AVENUE, east side between Greenwood Avenue and Wildwood Way, Lot 4 in Assessor's Block 3162 - Request for Discretionary Review of Building Permit Application No. 9101627 for the construction of a vertical addition to a single family house in an RH-1 (D) House, One-Family, Detached Dwellings) district.  
a) Consideration of Discretionary Review  
b) Discretionary Review Hearing  
(Continued from Regular Meeting of December 19, 1991)

ACTION: CONTINUED TO FEBRUARY 20, 1992

VOTE: 5-0

ABSENT: COMMISSIONER MORALES

24. 91.493D (BERKOWITZ)  
564 DIAMOND STREET, south side between 22nd and 23rd Streets, Lot 13A in Assessor's Block 2772 - Request for a Discretionary Review of Building Permit Application NO. 9109523 for the construction of a rear yard addition to a single family house in an RH-2 (House, Two-Family) district.  
a) Consideration of Discretionary Review  
b) Discretionary Review hearing  
(Continued from Regular Meeting from December 19, 1991)

(TAPE: IVA: #2370-3105)

SPEAKERS: Harrison Voigt, Jerry Vaverk, Tom Marakava

ACTION: NO DISCRETIONARY REVIEW

VOTE: 4-0

ABSENT: COMMISSIONERS ELZEY & MORALES

25. 91.523D (BERKOWITZ)  
18 SEQUOIA WAY, west side, between Reposa Way and Omar Way, Lot 10 in Assessor's Block 2955A - Request for Discretionary Review of Building Permit Application No.9109197 for the construction of a rear yard addition to a single family house in an RH-1 (D) (House, One-Family, Detached Dwellings) district.  
a) Consideration of Discretionary Review  
b) Discretionary Review hearing  
(Continued from Regular Meeting of December 19, 1991)

(TAPE: IVA: #3109-3163)

(TAPE: IVB: #0000-2464)

SPEAKERS: Hans Mader, Mike Bontatibus, Carl Zendar, Dan Liebertson, Kathleen Roulands, John Etchery, John Leininger, project owner, Amporn Leininger, project owner

ACTION: NO DISCRETIONARY REVIEW

VOTE: 3-1

CONSENT CALENDAR: JANUARY 30, 1992

DISSENTING: COMMISSIONER BIERMAN

ABSENT: COMMISSIONERS ELZEY & MORALES

## 26. 91.536D

(BERKOWITZ)

4342 ARMY STREET, north side, between Diamond and Douglas Streets, Lot 12A in Assessor's Block 6561 - Request for Discretionary Review of Building Permit Application No. 9018116 for the construction of a rear yard addition to a single family house in an RH-1 (House, One-Family) district.

a) Consideration of Discretionary Review

b) Discretionary Review Hearing

(Continued from Regular Meeting of December 19, 1991)

(TAPE: IVB: #2466-3161)

(TAPE: VA: #0000-2466)

SPEAKERS: Bruce Bonniker, Clint Sherman, Robert McCarthy, Phillip Jacka, Ann Jacka, Dennis Day, Robert McCarthy, Bob Pantell

ACTION: NO DISCRETIONARY REVIEW

VOTE: 4-0

ABSENT: COMMISSIONERS ELZEY & MORALES

## 27. 91.606D

(BERKOWITZ)

40 EL VERANO WAY, north side between Maywood and Fernwood Drives Lot 5 in Assessor's Block 3045 - Request for Discretionary Review of Building Permit Application No. 91109555 for the construction of a vertical extension - an additional story of occupancy - for a single family home in an RH-1 (D) (House, One-Family), Detached Dwellings) district.

a) Consideration of Discretionary Review

b) Discretionary Review Hearing

(TAPE: VA: #2485-3193)

(TAPE: VB: #0000-0772)

SPEAKERS: Michael Visconti, Norman Gong, Randall Fong

ACTION: NO DISCRETIONARY REVIEW

VOTE: 4-0

ABSENT: COMMISSIONERS ELZEY & MORALES

Adjourned: 12:00 a.m.

CPC:658



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6/92

SUMMARY  
OF THE  
SAN FRANCISCO  
CITY PLANNING COMMISSION  
REGULAR MEETING  
THURSDAY  
February 6, 1992  
ROOM 282, CITY HALL  
1:30 P.M.

DOCUMENTS DEPT.

FEB 25 1992

SAN FRANCISCO  
PUBLIC LIBRARY

PRESENT: Commissioners Bierman, Boldridge, Hu, Morales and Karasick.

ABSENT: Commissioner Sewell.

1:45 P.M.

THE MEETING WAS CALLED TO ORDER BY PRESIDENT HU AT 1:45 p.m.

STAFF IN ATTENDANCE: Dean Macris - Director of Planning, Robert Passmore - Zoning Administrator, Gene Coleman, Martha Kessler, Larry Badiner, Barbara Sahm, Gerald Green, Andy Blauvelt, Angelica Chiong, Larry McDonald, Julian Banales and Linda Avery - Administrative Secretary.

NOTE: The Commission will take a short recess at 3:30 p.m.

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A. ITEMS TO BE CONTINUED (TAPE: IA: #0031-0109)

B. PUBLIC COMMENT (TAPE: IA: #0113-1038)

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. The President or chairperson may limit the total testimony by all members of the public to fifteen minutes.

SPEAKERS: Calvin Welch  
RE: fees for non-profit org.

SPEAKERS: Joe O'Donohue, Residential Builders  
RE: fees for non-profit org.

SPEAKERS: Virginia Conway  
RE: Update CP Code-remove signs on sides of buildings

SPEAKERS: Edith McMillian  
RE: Praise of staff - Lu Blazej

C. COMMISSIONERS' QUESTIONS AND MATTERS

(TAPE: IA: #1040-1200)

COMMISSIONER HU: NON-PROFIT FEES: ARTICLE ON CITY PLANNING  
COMMISSION AS LAME DUCKS.

D. DIRECTOR'S REPORT

1. TIER III (COLEMAN)  
2440 FILBERT STREET, northside, Lot 23 in Assessor's Block 513 ---  
Informational presentation of Building Permit Application No. 9114913  
for an extension to the rear of 8 feet at the first floor and 3 feet  
6 inches at the second floor in an RH-1 (House, One-Family)  
district. This project is being brought to the Commission's  
attention pursuant to Planning Commission Resolution No. 12044.

(TAPE: IA: #1205-1275)

NO OPPOSITION  
NO ACTION

2. TIER III (COLEMAN)  
201 DELANO AVENUE, eastside, Lot 18 in Assessor's Block 3211 ---  
Informational presentation of Building Permit Application No. 9122414  
for an extension to the rear of 22 feet by 14 feet and two stories  
high in an RH-1 (House One-Family) district. This project is being  
brought to the Commission's attention pursuant to Planning Commission  
Resolution No. 12044.

(TAPE: IA: #1205-1275)

NO OPPOSITION  
NO ACTION

3. TIER III (COLEMAN)  
49 CERES STREET, eastside between Williams and Thornton Avenues, Lot  
24 in Assessor's Block 5410 -- Informational presentation of Building  
Permit Application No. 9110136 to add two decks at the rear of a  
single-family dwelling. This project is being brought to the  
Commission's attention pursuant to Planning Commission Resolution No.  
12044.

(TAPE: IA: #1205-1275)

NO OPPOSITION  
NO ACTION

4. (KESSLER)  
Consideration of Resolution authorizing the Director of Planning to  
enter into a Personal Services Contract with Santa Cruz County for  
the Services of Richard A. Charter for up to \$9,000 for the Local  
Government Coordination Program for offshore and leasing proposals.

ACTION: APPROVED (TAPE: IA: #1280-1369)  
ABSENT: COMMISSIONER SEWELL VOTE: 5-0  
RESOLUTION NO: 13270

5. (BADINER)  
299 SECOND STREET -- Status report on compliance with Conditions of Approval of Motion Nos. 13096A and 13096B and Motion Nos. 11954, 11955 and 11956 authorizing construction of a 260,000 gross square foot office building at Second and Folsom Streets.

(TAPE: IA: #1372-1496)  
ACTION: COMMISSION DIRECTED STAFF TO FOLLOW THROUGH WITH THEIR PROPOSAL.

6. (SAHM)  
Rescind Commission Resolution No. 9286; this resolution established interim policies on off-street loading requirements in 1982 based on Guiding Downtown Development, and was superceded by amendments to Sections 152, 152.1, 153, 154, 155 of the City Planning Code..

(TAPE: IA: #1500-1956)  
ACTION: APPROVED  
VOTE: 5-0  
ABSENT: COMMISSIONER SEWELL  
RESOLUTION NO: 13271

E. CONSIDERATION OF FINDINGS AND FINAL MOTION --PUBLIC HEARING CLOSED

7. 90.599EC (GREEN)  
645 HAIGHT STREET, south side between Pierce and Steiner Streets; Lot 29 in Assessor's Block 861 -- Request for Conditional Use Authorization to allow significant alteration of an existing building on a lot in excess of 5,000 square feet, and to permit a density bonus for affordable housing under California State Law (Government Code Sections 65915 and 65717) with an NC-1 Neighborhood Commercial Cluster District and the proposed Haight Street Affordable Housing Special Use District. The proposal is to alter the existing two-story-over-basement building formerly used as an auto repair/parking garage, by adding a new third-story and converting the entire building to a mixture 8 up to 12 market rate and affordable housing units. The basement level will contain 23 off-street parking spaces. Lot 29 is approximately 10,312 square feet in size.  
(Continued from Regular Meeting of December 19, 1991)

NOTE: ON JANUARY 23, 1992 THE COMMISSION PASSED A MOTION OF INTENT TO APPROVED WITH CONDITIONS BY A VOTE OF 5-0. COMMISSIONER MORALES WAS ABSENT.

(TAPE: IA: #2055-2301)  
ACTION: APPROVED WITH CONDITIONS  
VOTE: 4-0  
EXCUSED: COMMISSIONER MORALES  
ABSENT: COMMISSIONER SEWELL  
MOTION NO: 13272

F. CONSENT CALENDAR--PUBLIC HEARING CLOSED

NOTE: PURSUANT TO PLANNING COMMISSION SPECIAL DISCRETIONARY REVIEW HEARING PROCEDURES, IF THE COMMISSION REACHES A 3-1 (OR 3-2) VOTE TO NOT TAKE OR TAKE DISCRETIONARY REVIEW WITH AN INTENT TO APPROVE OR DISAPPROVE A PROPOSAL, THE CASE IS CONTINUED TO THE FULL COMMISSION ON CONSENT CALENDAR WITH RECOMMENDATION. IF A COMMISSIONER REQUESTS A NEW FULL PUBLIC HEARING ON A CONSENT CALENDAR ITEM, THE MATTER WILL BE REMOVED FROM THE CONSENT CALENDAR AND HEARD AS A REGULAR CALENDAR ITEM FOR PUBLIC TESTIMONY ON THE SAME DAY AS THE CONSENT DATE. THE COMMISSION PRESIDENT WILL ANNOUNCE THE TIME OF SUCH HEARING AT THE TIME THE MATTER IS REMOVED FROM THE CONSENT CALENDAR.

8. 91.628D (BLAUVELT)  
363 COLLINGWOOD, east side between 20th and 21st Streets, Lot 22G in Assessor's Block 2752 -- Request for Discretionary Review of Building Permit Application NO. 9113573 to construct a vertical (partial third story) and horizontal (rear) extension to, and create a second dwelling unit within the existing two-story, single-family dwelling, in an RH-2 (House, Two-Family) District.  
a) Consideration of Discretionary Review  
b) Discretionary Review Hearing  
(Continued from Regular Meeting of January 16, 1992)  
NOTE: ON JANUARY 30, 1992, THE COMMISSION VOTED (3-1) TO TAKE DISCRETIONARY REVIEW WITH AN INTENT TO APPROVE WITH CONDITIONS AND RE-DESIGN. COMMISSIONER KARASICK DISSENTING. COMMISSIONERS HU AND MORALES WERE ABSENT.

ACTION: COMMISSIONER HU REQUESTED A NEW  
HEARING & REQUESTED A CONTINUANCE.  
CONTINUED TO FEBRUARY 20, 1992  
ABSENT: COMMISSIONER SEWELL

(TAPE: IA: #2305-2417)

VOTE: 5-0

G. REGULAR CALENDAR

9. OFFICE DEVELOPMENT LIMITATION PROGRAM -- Public hearing on the Rules and Regulations of the Office Development Limitation Program and a schedule for evaluation of office development projects in the 1991-1992 approval period. (BADINER)

SPEAKERS: Sue Hestor, John Bardis, Calvin Welch  
MEETING HELD.

ACTION: CONTINUED TO FEBRUARY 13, 1992  
ABSENT: COMMISSIONER SEWELL

(TAPE: IA: #2420-3156)

(TAPE: IB: #0000-2583)

VOTE: 5-0

10. 91.511C (CHIONG)  
2814 - 19TH STREET, north side between Bryant and Florida Streets; Lot 15 in Assessor's Block 4022 -- Request for Conditional Use Authorization to establish a small self-service restaurant as defined per Section 790.91 of the Planning Code with approximately 1,000 square feet, and seating capacity for up to 25 persons within an RH-2 (House Two-Family) District and classified as a Non-Conforming Use (NCU). The proposal is to convert an industrial use (coffee roasting) to a cafe with accessory coffee roasting.

(TAPE: IB: #2648-2755)

ACTION: APPROVED WITH CONDITIONS

VOTE: 4-0

ABSENT: COMMISSIONER BOLDRIDGE &amp; SEWELL

MOTION NO: 13273

\*11a. 91.339EC (McDONALD)  
701-705 NATOMA STREET, southwest corner of 8th and Natoma Streets, Lot 7 in Assessor's Block 3728. A request for authorization of conditional use to permit construction of a building containing no parking spaces, a senior service center of less than 5000 square feet of area in the basement and ground levels and four floors above containing 103 rooms of group housing and one manager's unit on a lot containing 11,250 square feet of area in an SLR (Service/Light Industrial/Residential) Mixed Use District with a 50-X height and bulk designation.

(TAPE: IIIA: #0810-3172)

(TAPE: IIIB: #0000-1259)

SPEAKERS: Vivian Fay Tsen, Herb McLaughlin, project architect, John Ellis, Rev. William B. Nern, project sponsor, Randy Shaw, Edith McMillian, Alice Barkley, Randy Shaw, John Sanger

ACTION: INTENT TO APPROVE WITH CONDITIONS

VOTE: 4-0

FINAL LANGUAGE FEBRUARY 13, 1992

PUBLIC HEARING CLOSED

\*ITEM WAS CALLED OUT OF ORDER & HEARD AFTER #15.

11b. 91.339V (McDONALD)  
701-705 NATOMA STREET, southwest corner of 8th and Natoma Streets, Lot 7 in Assessor's Block 3728. Request for a MODIFICATION OF REAR YARD REQUIREMENTS under code Section 134(e) to allow a reduced rear yard area of 2620 square feet when 2812.5 square feet are required and a PARKING VARIANCE to allow for a total of 26 off-street parking spaces when 35 spaces are required on a lot in an SLR (Service/Light Industrial/Residential) Mixed Use District with a 50-X height and bulk designation.

(TAPE: IIIA: #0810-3172)

(TAPE: IIIB: #0000-1259)

ZONING ADMINISTRATOR CLOSED THE PUBLIC HEARING & WILL TAKE THE MATTER OF VARIANCE UNDER CONSIDERATION (ITEM WAS CALLED OUT OF ORDER & HEARD AFTER #15).

12. 91.698C (BANALES)  
1112-24 POLK STREET, northeast corner of Post Street, Lot 12 in Assessor's Block -- Request for Conditional Use Authorization to allow a non-residential use in excess of 3,000 square feet within the Polk Street Neighborhood Commercial District. The proposal is to allow an existing video store on the ground floor of an existing four story building to expand (within the building) from approximately 2,990 square feet to 3, 918 square feet of floor area. The exterior of the building will not be impacted by the proposal.  
(Continued from Regular Meeting of January 23, 1992)

(TAPE: IB: #2760-2818)

ACTION: APPROVED WITH CONDITIONS

VOTE: 4-0

ABSENT: COMMISSIONERS SEWELL & BOLDRIDGE  
MOTION NO: 13274

13. 91.686C (GREEN)  
5656 MISSION STREET, west side between Farragut and Whipple Avenues; Lot 3 in Assessor's block 7099 -- Request for Conditional Use Authorization to allow a reduction of the residential off-street parking requirements for an existing building located within an NC-2 (Small Scale) Neighborhood Commercial District. The proposal is to legalize a conversion of a street level basement containing required off-street parking (for the upper floor dwelling unit) to a commercial self-service landromat approximately 966 square feet in size.  
(Continued from Regular Meeting of January 9, 1992)

(TAPE: IB: #2845-3048)

ACTION: APPROVED WITH CONDITIONS

VOTE: 5-0

ABSENT: COMMISSIONER SEWELL  
MOTION NO: 13275

14. 91.639C (GREEN)  
821 TARAVAL STREET, south side between 18th and 19th Avenues; Lot 31 in Assessor's Block 2407 -- Request for Conditional Use Authorization to alter and enlarge an existing Nonconforming Motel within an NC-2 (Small Scale) Neighborhood Commercial District. The proposal is to enlarge the existing second story and altering the existing ground floor to include new retail floor area (at street level) approximately 509 square feet in size. The project also includes expansion of the existing managers unit, and increases the total number of guest rooms from 10 to 12. The project includes the total number of required off-street parking spaces (11).  
(Continued from Regular Meeting of January 9, 1992)

(TAPE: IB: #3053-3156)

(TAPE: IIA: #0000-0158)

SPEAKERS: John Lee, project sponsor  
ACTION: APPROVED WITH CONDITIONS  
ABSENT: COMMISSIONER SEWELL  
MOTION NO: 13276

15. 91.669EZ (GREEN)  
1421-25, AND 1429 CASTRO STREET, east side between 24th and Jersey Streets; Lot 23 and 43 in Assessor's Block 6538 -- Consideration of an amendment to the City Planning Code by amending the Zoning Map to change an existing RH-2 designation for the above property to the 24th Street-Noe Valley Neighborhood Commercial District.  
(Continued from Regular Meeting of January 23, 1992)

(TAPE: IIA: #0162-0724)

SPEAKER: Mr. Gardner, co-owner

ACTION: APPROVED WITH CONDITIONS AS MODIFIED

VOTE: 5-0

ABSENT: COMMISSIONER SEWELL

MOTION NO: 13277

5:55 P.M.  
SPECIAL DISCRETIONARY REVIEW HEARING

NOTICE: AT APPROXIMATELY 5:00 P.M. THE CITY PLANNING COMMISSION WILL CONVENE INTO A SPECIAL DISCRETIONARY REVIEW HEARING. PROCEDURES GOVERNING SPECIAL DISCRETIONARY REVIEW HEARINGS WILL BE IN EFFECT. THOSE CASES THAT ARE SCHEDULED ON THIS CALENDAR, BUT HAVE NOT BEEN CALLED OR HEARD BY 5:00 P.M., COULD BE CONTINUED TO A LATER TIME OR DATE DETERMINED BY THE COMMISSION.

NOTE: ANY CASE THAT HAS NOT BEEN CALLED OR HEARD BY 11:00 P.M., WILL BE CONTINUED TO A DATE SPECIFIED BY THE COMMISSION.

16. 92.044D (COLEMAN)  
225 ANZA VISTA STREET, westside between Vega and Turk Streets, Lot 28 in Assessor's Block 1112 -- Request for Discretionary Review of Building Permit Application No. 9118682 to construct a horizontal extension to the rear of a two unit building in an RH-2 (House, Two-Family) District. This project would be a demolition under the expired NCIC.  
a) Consideration of Discretionary Review  
b) Discretionary Review Hearing

(TAPE: IIB: #1345-1507)

ACTION: NO DISCRETIONARY REVIEW

VOTE: 4-0

ABSENT: COMMISSIONERS BOLDRIDGE &amp; SEWELL

17. 91.701D (COLEMAN)  
1239 - 37TH AVENUE, westside between Lincoln Way and Irving Street, Lot 7 in Assessor's Block 1713 -- Request for Discretionary Review of Building Permit Application No. 9121848 to replace an existing back porch with a new family room that expands the building envelope in an RH-1 (House One-Family) District.  
a) Consideration of Discretionary Review  
b) Discretionary Review hearing  
(Continued from Regular Meeting of January 9, 1992)

(TAPE: IIB: #1510-2360)

SPEAKERS: Leonard Price, Mrs. Price, Patrick McGrew

ACTION: NO DISCRETIONARY REVIEW

VOTE: 4-0

ABSENT: COMMISSIONERS BOLDRIDGE &amp; SEWELL

18. 91.241D (COLEMAN)  
142 EDINBURGH STREET, between Avalon Street and Peru Avenue, Lot 11  
in Assessor's Block 5956 -- Discretionary Review of Building Permit  
Application No. 9010515S -- to construct a two story single family  
dwelling, in an RH-1 (House, One-Family) District.  
(Continued from Regular Meeting of January 9, 1992)

(TAPE: IIB: #1300-1326)  
ACTION: CONTINUED TO MARCH 5, 1992 VOTE: 4-0  
ABSENT: COMMISSIONERS BOLDRIDGE & SEWELL

19. 91.698DV (COLEMAN)  
117 CASELLI AVENUE, southside between Douglass and Yukon Streets Lot  
44 in Assessor's Block 3700 -- Request for Discretionary Review of  
Building Permit Application No. 9018068 to construct a solarium at  
the rear of the existing two-story, single family dwelling in an RH-2  
(House Two-Family) District.  
a) Consideration of Discretionary Review  
b) Discretionary Review Hearing.

(TAPE: IIB: #2430-3114)  
SPEAKER: Daniel Shaber  
ACTION: NO DISCRETIONARY REVIEW VOTE: 4-0  
ABSENT: COMMISSIONERS BOLDRIDGE & SEWELL

Adjourned: 6:35 p.m.

CPC:655

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SUMMARY  
OF THE  
SAN FRANCISCO  
CITY PLANNING COMMISSION  
REGULAR MEETING  
THURSDAY

February 13, 1992  
ROOM 282, CITY HALL  
1:30 P.M.

DOCUMENTS DEPT.

MAR 1 1992

SAN FRANCISCO  
PUBLIC LIBRARY

PRESENT: Commissioners Bierman, Hu, Morales, Karasick and Sewell.

ABSENT: Commissioner Elzey.

NOTE: The Commission will take a short recess at 3:30 p.m.

1:50 P.M.

THE MEETING WAS CALLED TO ORDER BY VICE PRESIDENT SEWELL AT 1:50 p.m.

STAFF IN ATTENDANCE: Dean Macris - Director of Planning, Robert Passmore - Zoning Administrator, Andy Blauvelt, Alec Bash, Larry McDonald, Larry Badiner, Lilia Medina, Irene Nishimura, Nandini Shridhar, Jim Bergdoll, Julian Banales, Gene Coleman and Linda Avery - Administrative Secretary.

A. ITEMS TO BE CONTINUED

1. 90.851C (NIXON)  
4126 - 17TH STREET, northside between Castro and Douglass Streets, Lot 28 in Assessor's Block 2623 - Request for Authorization of Conditional Use to construct five dwelling units on a lot containing 5,500 square feet of area as allowed in Section 209.1 (h). The proposal is to demolish the existing single family structure and construct five dwelling units. The new building would have a three story over garage two unit portion near the front of the lot separated by an approximately 17-feet deep courtyard from the four story above grade three unit rear section. The subject property is zoned RH-3 (Residential, House, Three-Family) District with a 40-X Height and Bulk District.  
(Proposed for continuance to March 12, 1992)

CONTINUED TO MARCH 12, 1992 (TAPE: IA: #0040-0290)  
ABSENT: COMMISSIONERS HU & ELZEY VOTE: 4-0

2. 91.644EC (MILLER)  
1808-58 NEWHALL STREET, northeast side between Topeka Avenue and Bridgewood Drive, Lot 145 in Assessor's Block 5335A -- Request for authorization of Conditional Use to permit subdivision of one lot into FIVE LOTS OF WIDTHS LESS THAN 25 FEET, in an RH-1 (House, One-Family) District and a 40-X Height and Bulk District.  
(Continued from Regular Meeting of January 30, 1992)  
(Proposed for continuance to February 27, 1992)

CONTINUED TO FEBRUARY 27, 1992 (TAPE: IA: #0040-0290)  
ABSENT: COMMISSIONERS HU & ELZEY VOTE: 4-0

3. 91.764C (GREEN)  
3054 TARAVAL STREET, north side between 40th and 41st Avenues; Lot 14  
in Assessor's Block 2369 -- Request for Conditional Use Authorization  
to establish a SMALL SELF-SERVICE RESTAURANT as defined by Section  
790.91 of the Planning Code within an NC-1 Neighborhood Commercial  
Cluster District and Taraval Street Restaurant and Fast Food  
Sub-District. The proposal is to install a small self-service pizza  
restaurant approximately 815 square in size and without seating.  
(Proposed for continuance to February 20, 1992)

(TAPE: IA: #0040-0290)

CONTINUED TO FEBRUARY 20, 1992

VOTE: 4-0

ABSENT: COMMISSIONERS HU &amp; ELZEY

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. The President or chairperson may limit the total testimony by all members of the public to fifteen minutes.

NONE

C. COMMISSIONERS' QUESTIONS AND MATTERS

NONE

D. DIRECTOR'S REPORT

4. TIER III (BLAUVELT)  
3349 PIERCE STREET, between Chestnut and Alhambra Streets, Lot 5 in  
Assessor's Block 488 A -- Informational presentation of Building  
Permit Application No. 9115349 to add a side horizontal extension at  
the rear of an existing single-family dwelling. This project is  
being brought to the Commission's attention pursuant to Planning  
Commission Resolution No. 12044.

(TAPE: IA: #0333-0439)

NO OPPOSITION.

VOTE: 4-0

NO ACTION.

5. TIER III (PASSMORE/BLAUVELT)  
424 PRINCETON STREET, between Bacon and Wayland Streets, Lot 3 in  
Assessor's Block 6037 -- Informational presentation of Building  
Permit Application No. 9117818 to add a rear horizontal extension to  
an existing house. This project is being brought to the Commission's  
attention pursuant to Planning Commission Resolution No. 12044.

NO OPPOSITION.  
NO ACTION.

(TAPE: IA: #0333-0439)  
VOTE: 4-0

6. 91.279ETETT (BASH)  
Further consideration of amendment to the City Planning Code and  
Administrative Code modifying application fee requirements for  
certain non-profit organizations.

SPEAKERS: Joe LaTorre, Mayor's Office of Housing  
ACTION: APPROVED AS MODIFIED  
ABSENT: COMMISSIONERS HU & ELZEY  
RESOLUTION NO: 13279

(TAPE: IA: #0442-0990)  
(TAPE: IA: #1753-1823)

#### E. CONSIDERATION OF FINDINGS AND FINAL MOTION --PUBLIC HEARING CLOSED

7. 91.339EC (McDONALD)  
701-705 NATOMA STREET, southwest corner of 8th and Natoma Streets,  
Lot 7 in Assessor's Block 3728. A request for authorization of  
conditional use to permit construction of a building containing no  
parking spaces, a senior service center of less than 5000 square feet  
of area in the basement and ground levels and four floors above  
containing 103 rooms of group housing and one manager's unit on a lot  
containing 11,250 square feet of area in an SLR (Service/Light  
Industrial/Residential) Mixed Use District with a 50-X height and  
bulk designation.

(Continued from Regular Meeting of February 6, 1992)  
NOTE: ON FEBRUARY 6, 1992, THE COMMISSION PASSED A MOTION OF INTENT  
TO APPROVE WITH CONDITIONS BY A VOTE OF 4-0. COMMISSIONERS BOLDRIDGE  
AND SEWELL WERE ABSENT.

SPEAKER: Fay Stein, rep. of project sponsor  
ACTION: APPROVED WITH CONDITIONS AS MODIFIED  
ABSENT: COMMISSIONERS HU & ELZEY  
MOTION NO: 13278

(TAPE: IA: #1000-1750)

VOTE: 4-0

F. REGULAR CALENDAR

8. (BADINER)

OFFICE DEVELOPMENT LIMITATION PROGRAM -- Public hearing on the Rules and Regulations of the Office Development Limitation Program and a schedule for evaluation of office development projects in the 1991-1992 approval period.

(Continued from Regular Meeting of February 6, 1992)

(TAPE: IA: #1825-2857)

VOTE: 5-0

ACTION: APPROVED WITH CONDITIONS

ABSENT: COMMISSIONER ELZEY

RESOLUTION NO: 13280

9a. 91.293C (BADINER)

741 ELLIS STREET, south side between Polk and Larkin Streets with frontage on Willow Street, Lot 23 in Assessor's Block 740: Request for Conditional use Authorization under Planning Code Section 249.5(c)(5) and Section 161(h) to reduce the parking requirement from 3 cars to 2 cars in an RC-4 (Residential Commercial Mixed, Height Density) District, the North of Market Residential Special Use District and an 80-T Height and Bulk District. The proposal is to build a four story, 12 unit residential structure with approximately 2,000 sq. ft. of commercial space.

(TAPE: IA: #2860-3156)

(TAPE: IB: #0000-1309)

SPEAKERS: Mark Pierce, rep. of project sponsor, Richard Lee, Edith McMillian

ACTION: APPROVED WITH CONDITIONS

VOTE: 5-0

ABSENT: COMMISSIONER ELZEY

MOTION NO: 13281

9b. 91.293V (BADINER)

741 ELLIS STREET, south side between Polk and Larkin Streets with frontage on Willow Street, Lot 23 in Assessor's Block 740: Request for a Variance from the Dwelling Unit Exposure requirements of Planning Code Section 140 and a Request for a Zoning Administrator exception to the Rear Yard Requirement as permitted under Planning Code Section 134(f) and Section 307(g).

(TAPE: IA: #2860-3156)

(TAPE: IB: #0000-1309)

ACTION: ZONING ADMINISTRATOR CLOSED THE PUBLIC HEARING & WILL TAKE THE MATTER UNDER ADVISEMENT

10. 91.375C (MEDINA)

1130 MARIPOSA STREET: 150 MISSISSIPPI STREET; and TEXAS STREET adjacent, block bounded by Mariposa, Mississippi, Texas and Seventeenth Streets, Lot 12 in Assessor's Block 3986 -- Request for Authorization of Conditional Use as a Planned Unit Development pursuant to Section 304 to construct 23 dwelling units in an M-1 (Light Industrial) District and to add an additional 2,700 square

## ITEM 91.375C continued

feet of light industrial/warehouse space and up to 33 off-street parking spaces; deviation from requirements for rear yard and exposure by one dwelling unit on open space. The two new buildings would not exceed the 40-X Height and Bulk District. The existing light industrial building at 150 Mississippi Street would be retained and the warehouse at 1110 Mariposa would be demolished for a grand total of 14,000 square feet of light industrial/warehouse space.

(TAPE: IB: #1335-3156)

(TAPE: IIA: #0000-2667)

SPEAKERS: Jeremy Kotas, Tony Pontilioni, Sergia Nivi, Paul Sherrell, Dick Redal, Dick Millitt, Babetta Drafky, Leo Laswall

ACTION: APPROVED WITH CONDITIONS

VOTE: 5-0

ABSENT: COMMISSIONER ELZEY

MOTION NO: 13282

11a. 91.733C (NISHIMURA)

1808 - 1810 BROADWAY, north side between Gough and Octavia Streets; Lot 6 in Assessor's Block 568 --- Request for authorization of Conditional Use to allow (legalize) a third dwelling unit on a lot having 4,537 square feet of lot area in an RH-2 (Residential House, Two-Family) District.

(TAPE: IA: #0040-0290)

SPEAKER: Paul Newman, Attorney for project sponsor

CONTINUED TO MARCH 19, 1992

VOTE: 4-0

ABSENT: COMMISSIONERS HU & ELZEY

11b. 91.733V (NISHIMURA)

1808 - 1810 BROADWAY, north side between Gough and Octavia Streets; Lot 6 in Assessor's Block 568 --- Rear yard and off-street parking variance consideration in connection with the requested legalization of the construction of a dwelling unit without a building permit in the required rear yard of the property, and without the required one off-street parking space.

(TAPE: IA: #0040-0290)

CONTINUED TO MARCH 19, 1992

VOTE: 4-0

ABSENT: COMMISSIONERS HU & ELZEY

12. 92.001C (SHRIDHAR)

567 GOLDEN GATE AVENUE, south side between Van Ness Avenue and Polk Street; Lot 9 in Assessor's Block 766 -- Request for Conditional Use Authorization to add a small self service RESTAURANT as defined by Section 790.91 of the Planning Code to an existing specialty retail store within the Van Ness Special Use District. The proposal is to create a seating area with 12 tables, 24 seats and 7 stools occupying 309 square feet of the retail store which is approx. 4,100 square feet in size.

(TAPE: IIA: #2675-2895)

ACTION: APPROVED WITH CONDITIONS

VOTE: 5-0

ABSENT: COMMISSIONER ELZEY

MOTION NO: 13283

13. 91.727C (BERGDOLL)  
1653 LOMBARD STREET, south side between Gough and Octavia Streets; Lot 16 in Assessor's Block 505 -- Request for Conditional Use Authorization to convert one existing second story residence to an office use within an NC-3 Neighborhood Commercial District. The proposal is to establish a computer consulting office on the second floor (approximately 1,220 square feet of floor area) and convert one ground floor parking space into a retail sales office for computer program-related items. The building will be expanded at the ground floor in the rear to provide a total of approximately 1,020 square feet of floor area for commercial use at the ground level.

(TAPE: IIA: #2898-3165)  
(TAPE: IIB: #0000-0472)

SPEAKER: Ted Jeong  
ACTION: DISAPPROVED  
ABSENT: COMMISSIONER ELZEY  
MOTION NO: 13284 VOTE: 5-0

14. 91.767C (BERGDOLL)  
2100 FILLMORE STREET, northeast corner of California and Fillmore Streets; Lot 18A in Assessor's Block 636 -- Request for Conditional Use Authorization to install a WALK-UP ATM FACILITY as defined by Section 790.140 of the Planning Code less than 3 feet from the property line within the Upper Fillmore Neighborhood Commercial District. The proposal is to install an ATM facility in the existing window opening on California Street adjacent to the existing ATM facility.

(TAPE: IIB: #0480-0736)

SPEAKER: Jerry Pike  
ACTION: APPROVED WITH CONDITIONS  
ABSENT: COMMISSIONER ELZEY  
MOTION NO: 13285 VOTE: 5-0

15. 91.714C (BANALES)  
455 CLEMENT STREET, southwest corner of 6th Avenue; Lot 38 in Assessor's Block T437 -- Request for Conditional Use Authorization to add LIVE ENTERTAINMENT to an existing bar within the Inner Clement Neighborhood Commercial District. The proposal is to allow 2 or 3 piece small bands to provide live entertainment within the existing bar. No exterior alterations to the existing structure are proposed.

(TAPE: IIB: #0745-1424)

SPEAKERS: Bruce Horrace, Michael Carris  
ACTION: MEETING HELD.  
CONTINUED TO FEBRUARY 27, 1992  
ABSENT: COMMISSIONER ELZEY VOTE: 5-0

16. 1400 GEARY BLVD. (BANALES)  
NORTHERN CALIFORNIA PRESBYTERIAN HOMES (THE SEQUOIAS) -- Public  
Hearing to allow side yard variance (from 20' to 5') from the Western  
Addition A-1 redevelopment plan. The project was approved by the  
Redevelopment Agency on November 12, 1991.

(TAPE: IIB: #1430-1607)

SPEAKER: Bill Diffenbach

ACTION: APPROVED WITH CONDITIONS

VOTE: 5-0

ABSENT: COMMISSIONER ELZEY

MOTION NO: 13286

6:00 P.M.  
SPECIAL DISCRETIONARY REVIEW HEARING

NOTICE: AT APPROXIMATELY 5:00 P.M. THE CITY PLANNING COMMISSION WILL CONVENE INTO A SPECIAL DISCRETIONARY REVIEW HEARING. PROCEDURES GOVERNING SPECIAL DISCRETIONARY REVIEW HEARINGS WILL BE IN EFFECT. THOSE CASES THAT ARE SCHEDULED ON THIS CALENDAR, BUT HAVE NOT BEEN CALLED OR HEARD BY 5:00 P.M., COULD BE CONTINUED TO A LATER TIME OR DATE DETERMINED BY THE COMMISSION.

NOTE: ANY CASE THAT HAS NOT BEEN CALLED OR HEARD BY 11:00 P.M., WILL BE CONTINUED TO A DATE SPECIFIED BY THE COMMISSION.

17. 91.605D (BLAUVELT)  
1009 FRANCISCO STREET, south side between Larkin and Polk Street, Lot 25 in Assessor's Block 477 -- Requests for Discretionary Review of Building Permit Application No. 9107629 to construct a vertical and horizontal extension to the existing two-story-over-garage, single-family dwelling, and of Building Permit Application 9107628 to construct a second dwelling unit in a separate four-story structure immediately behind the existing house, in an RH-2 (House,Two-Family) District.

a) Consideration of Discretionary Review  
b) Discretionary Review Hearing

NOTE: Simultaneously with the Commission's consideration of the Discretionary Review requests, the Zoning Administrator will hear testimony on Variance Application No. 91.344V for the same property. (Both Variance and CU are continued from January 30, 1992)

(TAPE: IIB: #1630-3164)

(TAPE: IIIA: #0000-2551)

(TAPE: IIIB: #1140-1857)

SPEAKERS: George Houser, rep. of project owner, Alice Barkley, Larry Chazen, Elliott Freid, Kate Black, John Loughran, Andrews Black, Dr. Frank Hinman, Jr.

ACTION: INTENT TO APPROVE WITH CONDITIONS

VOTE: 5-0

FINAL LANGUAGE FEBRUARY 27, 1992

PUBLIC HEARING CLOSED

ABSENT: COMMISSIONER ELZEY

18. 91.627D (BLAUVELT)  
519 KIRKHAM STREET, south side between 9th and 10th Avenues, Lot 44  
In Assessor's Block 1855 -- Request for Discretionary Review of  
Building Permit Application No. 9017108 to construct a new two-family  
dwelling, after demolition of the existing structure, in an RH-2  
(House, Two-Family) District.  
a) Consideration of Discretionary Review  
b) Discretionary Review Hearing

(TAPE: IIIA: #2560-3174)  
(TAPE: IIIB: #0000-1015)

SPEAKERS: Tim Griffin, Mary Ann Miller, Ann Schwah, Jerry Klein,  
Walter Wong

ACTION: MEETING HELD.

VOTE: 5-0

CONTINUED TO FEBRUARY 27, 1992

ABSENT: COMMISSIONER ELZEY

19. (COLEMAN)  
839 NORIEGA STREET, west side between 15th and 19th Avenues, Lot 37  
In Assessor's Block 2052A -- Request for Discretionary Review of  
Building Application No. 9020770 to construct a third story addition  
to an existing one story over garage structure including the addition  
of family room, deck and other minor building modifications, in an  
RH-1 (D) (House Detached) District.  
a) Consideration of Discretionary Hearing  
b) Discretionary Review Hearing

(TAPE: IIIB: #1917-3167)  
(TAPE: IVA: #0000-0095)

SPEAKERS: Ben Elkus, Susanna Schider, Steve Kay, Susan Pilcher

ACTION: NO DISCRETIONARY REVIEW

VOTE: 4-1

DISSENTING: COMMISSIONER BIERMAN

ABSENT: COMMISSIONER ELZEY

Adjourned: 8:40 p.m.

CPC:664

92

SUMMARY  
OF THE  
SAN FRANCISCO  
CITY PLANNING COMMISSION  
REGULAR MEETING  
THURSDAY  
February 20, 1992  
ROOM 282, CITY HALL  
1:30 P.M.

DOCUMENTS DEPT

MAR 26 1992

SAN FRANCISCO  
PUBLIC LIBRARY

PRESENT: Commissioners Bierman, Boldridge, Hu, Morales, Karasick and Sewell.

NOTE: The Commission will take a short recess at 3:30 p.m.

1:35 P.M.

THE MEETING WAS CALLED TO ORDER BY PRESIDENT HU AT 1:35 p.m.

STAFF IN ATTENDANCE: Dean Macris - Director of Planning, Robert Passmore - Zoning Administrator, Mike Berkowitz, Milton Edelin, Alec Bash, Lulu Mabelitini, Lois Scott, Jim Nixon, Gerald Green, Lu Blazej, Andy Blauvelt and Linda Avery - Administrative Secretary.

A. ITEMS TO BE CONTINUED

1. 91.576C (L. SCOTT)  
2 PLAZA AVENUE, between Laguna Honda and Magellan Avenue, Lot 1 in Assessor's Block 2841 -- Request for Conditional Use Approval to legalize the existing use of a community facility, the Arab Cultural Center, of 3400 square feet in an RH-01(D) (One Family Detached Dwelling) District.  
(Proposed for Continuance to April 2, 1992)

(TAPE: IA: #0037-0279)  
CONTINUED TO APRIL 2, 1992 VOTE: 6-0

2. 91.650C (BERGDOLL)  
520 HAIGHT STREET, north side between Fillmore and Steiner Streets; Lot 4 in Assessor's Block 848 -- Request for Conditional Use Authorization to establish a LARGE FAST FOOD RESTAURANT as defined by Section 790.90 of the Planning Code on the ground floor of an existing three story mixed use building within an NC-2 (Small Scale) Neighborhood Commercial District. The proposal is to install a specialty sandwich shop with seating for up to 49 persons, in approximately 1,900 square feet of floor area.  
(Proposed for Continuance to April 23, 1992)

(TAPE: IA: #0037-0279)  
CONTINUED TO APRIL 23, 1992 VOTE: 6-0

3. 91.398EKA (MARSH)  
940 BATTERY STREET, east side between Green and Vallejo Streets, Lot 4A in Assessor's Block 136 - Acting on a recommendation of the Landmarks Preservation Advisory Board to authorize a Certificate of Appropriateness for exterior alterations to a compatible building within the Northeast Waterfront Historic District. The proposed project would create up to twelve live/work units in an existing three-story (over basement) warehouse building and would result in exterior alterations that include a new penthouse. The subject property is located within a C-2 (Community Business District) and a 65-X Height and Bulk District.  
(Proposed for Continuance to April 23, 1992)

(TAPE: IA: #0037-0279)

CONTINUED TO APRIL 23, 1992

VOTE: 6-0

4. 88.101E and 88.102E. (MARSH)  
Initiation of a new Article 10 of the City Planning Code and amendments to City Planning Code Sections 209.9(e) and 303 and a new Preservation Element of the Master Plan of the City and County of San Francisco.  
Consideration of a Resolution of Intent to initiate Text and Zoning Map Amendments to the City Planning Code and to initiate a new Preservation Element of the Master Plan of the City and County of San Francisco.  
(Proposed for Continuance to April 23, 1992)

(TAPE: IA: #0037-0279)

CONTINUED TO APRIL 23, 1992

VOTE: 6-0

5. 89.596ECR (LABRIE)  
V FITZGERALD STREET, bounded by Earl, Donohue, and Egbert Streets, entire block of vacant land, Lots 1-8 of Assessor's Block 4918 -- Request for Conditional Use Authorization to expand an existing Recreational Vehicle Park to encompass major portion of subject block and of undeveloped city street to allow for construction of 68 additional mobile home hook-ups and a new building of 1,500 square feet that will provide shower facilities and a health club. Referral to DPW for Revocable Encroachment Permit to include undeveloped city street as part of expansion.  
(Proposed for Continuance to March 5, 1992)

(TAPE: IA: #0037-0279)

CONTINUED TO MARCH 5, 1992

VOTE: 6-0

6. 91.118D (BERKOWITZ)  
14 EDGEHILL WAY, west side between Garcia Avenue and Ulloa Street, Lot 4 in Assessor's Block 2923 - Request for Discretionary Review of Building Permit Application No. 9019892 for the construction of a single family house in an RH-1 (D) (House, One-Family, Detached Dwelling) district.  
a) Consideration of Discretionary Review  
b) Discretionary Review Hearing  
(Continued from Regular Meeting of January 23, 1992)  
(Proposed for Continuance to March 19, 1992)

## ITEM 91.118D continued

CONTINUED TO MARCH 19, 1992

(TAPE: IA: #0037-0279)

VOTE: 6-0

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. The President or chairperson may limit the total testimony by all members of the public to fifteen minutes.

(TAPE: IA: #0281-0300)

NONE

C. COMMISSIONERS' QUESTIONS AND MATTERS

NONE

D. DIRECTOR'S REPORT7. TIER III

(BERKOWITZ)

1282 - 29TH AVENUE, east side between Lawton and Moraga Avenues, Lot 25 in Assessor's Block 1722 - Informational presentation of Building Permit Application No. 9122179 for the replacement and extension of a rear yard deck in an RH-1 (D) (House, One-Family) district. This project is being brought to the Commission's attention pursuant to Planning Commission Resolution NO. 12044.1.

(TAPE: IA: #0315-0425)

NO OPPOSITION.

NO ACTION.

8. TIER III

(BERKOWITZ)

115-117 PARNASSUS, south side between Schrader and Cole Streets, Lot 1K in Assessor's Block 1277 - Information presentation of Building Permit Application NO. 9115051 for the construction of a two story rear yard deck in an RH-3 (House, Three-Family) district. This project is being brought to the Commission's attention pursuant to Planning Commission Resolution NO. 12044.1.

NO OPPOSITION.

NO ACTION.

9. TIER III (BERKOWITZ)  
2457 BAY STREET, south side at the intersection of Lyon Street, Lot 30 in Assessor's Block 925 - Informational presentation of Building Permit Application No. 9122581 for a two-story horizontal rear yard addition in an RH-1 (House, One-Family) district. This project is being brought to the Commission's attention pursuant to Planning Commission Resolution NO. 12044.1.

(TAPE: IA: #2805-3040)

SPEAKER: Mike Page  
NO OPPOSITION.  
NO ACTION.

E. CONSIDERATION OF FINDINGS AND FINAL MOTION --PUBLIC HEARING CLOSED

F. REGULAR CALENDAR

10. (EDELIN)  
Proposed FY 92-93 Work Program and Budget.

(TAPE: IA: #3045-3168)

(TAPE: IB: #0000-3168)

(TAPE: IIA: #0000-0330)

SPEAKERS: Dave Feltham, MPA, Local 21, Edith McMillian  
ACTION: CONTINUED TO FEBRUARY 27, 1992

11. (BASH)  
Consideration of Initiation of New Fees for Planning Department Services and adjustment of Existing Fees.

(TAPE: IA: #0550-2800)

SPEAKERS: Jerry Klein, Edith McMillian  
ACTION: PUBLIC HEARING ON FEBRUARY 27, 1992

12. 90.036C (MABELITINI)  
223-225 ARGUELLO BLVD., west side between California and Lake Street, Lot 5 in Assessor's Block 1361 -- Request for Authorization of Conditional Use to convert a portion of a dwelling unit to Bed and Breakfast in a RM-1 (Mixed Residential, Low Density) District.

(TAPE: IIA: #0590-2485)

SPEAKERS: Jerry Klein, rep. of proj, sponsor, Marima McKunzey, James McKensey, Mrs. Biares, Mr. Logan  
ACTION: APPROVED WITH CONDITIONS  
MOTION NO: 13287

VOTE: 6-0

13a. 91.659CV

(L. SCOTT)

1150 CABRILLO STREET, northeast corner of Cabrillo Street and Funston Avenue, Lot 9A in Assessor's Block 1632 - Request for Conditional Use Authorization for expansion of a existing religious facility, Cumberland Presbyterian Church, to accommodate 125 persons in its sanctuary in an RH-1 (House, One-Family) District.

(TAPE: IIA: #2491-3157)

(TAPE: IIB: #0000-1860)

SPEAKERS: Pat Scurdivan, George Jong, George Wu, Pat Scurdivan, Charmaine Daily

ACTION: CONTINUED TO MARCH 26, 1992

VOTE: 5-0

ABSENT: COMMISSIONER BOLDRIDGE

13b. 91.659CV

(L. SCOTT)

1150 CABRILLO STREET, northeast corner of Cabrillo Street and Funston Avenue, Lot 9A in Assessor's Block 1632 - Request for a variance for an approximately six inch encroachment of a stairway into the required rear yard above the first level of occupancy. The additional width of the stairway is necessary to meet safety requirements of the Building Code.

(TAPE: IIA: #2491-3157)

(TAPE: IIB: #0000-1860)

ACTION: CONTINUED TO MARCH 26, 1992

VOTE: 5-0

ABSENT: COMMISSIONER BOLDRIDGE

14. 91.393EZ

(NIXON)

625 DUNCAN STREET, south side between Castro and Diamond Streets, Lots 40 AND 41 in Assessor's Block 6604 - Request for Reclassification of the 50 X 114 foot parcel from an RH-1 (House, One-Family) District to an RH-2 (House, Two-Family) District.

(TAPE: IIB: #1880-1991)

ACTION: APPROVED WITH CONDITIONS

VOTE: 5-0

ABSENT: COMMISSIONER BOLDRIDGE

RESOLUTION NO: 13288

15. 91.764C

(GREEN)

3054 TARAVAL STREET, north side between 40th and 41st Avenues; Lot 14 in Assessor's Block 2369 -- Request for Conditional Use Authorization to establish a SMALL SELF-SERVICE RESTAURANT as defined by Section 790.91 of the Planning Code within an NC-1 Neighborhood Commercial Cluster District and Taraval Street Restaurant and Fast Food Sub-District. The proposal is to install a small self-service pizza restaurant approximately 815 square in size and without seating. (Continued from Regular Meeting of February 13, 1992)

(TAPE: IIB: #2000-2501)

SPEAKERS: Fernando Carvalko

ACTION: INTENT TO APPROVE WITH CONDITIONS

VOTE: 5-0

FINAL LANGUAGE FEBRUARY 27, 1992

PUBLIC HEARING CLOSED

ABSENT: COMMISSIONER BOLDRIDGE

16. 92.014C (GREEN)  
1652 STOCKTON STREET, east side between Filbert and Union Streets; Lots 16 and 17 in Assessor's Block 103 -- Request for Conditional Use Authorization to establish a FULL SERVICE RESTAURANT (Section 790.92) with Bar (Section 790.38) within the North Beach Neighborhood Commercial District. The proposal is to install a full service restaurant with bar, and offering live entertainment in the form of a pianist and/or vocalist within an area approximately 4,889 square feet in size with seating for up to 190 persons and located on the ground floor of an existing three story building. The ground floor was formerly occupied by a furniture store.

(TAPE: IIB: #2505-3161)  
(TAPE: IIIA: #0000-0700)

SPEAKERS: Alice Barkley, George Caselli, Mr. Moose

ACTION: APPROVED WITH CONDITIONS AS MODIFIED

VOTE: 5-0

ABSENT: COMMISSIONER BOLDRIDGE

MOTION NO: 13289

6:15 P.M.

SPECIAL DISCRETIONARY REVIEW HEARING

NOTICE: AT APPROXIMATELY 3:00 P.M. THE CITY PLANNING COMMISSION WILL CONVENE INTO A SPECIAL DISCRETIONARY REVIEW HEARING. PROCEDURES GOVERNING SPECIAL DISCRETIONARY REVIEW HEARINGS WILL BE IN EFFECT. THOSE CASES THAT ARE SCHEDULED ON THIS CALENDAR, BUT HAVE NOT BEEN CALLED OR HEARD BY 3:00 P.M., COULD BE CONTINUED TO A LATER TIME OR DATE DETERMINED BY THE COMMISSION.

NOTE: ANY CASE THAT HAS NOT BEEN CALLED OR HEARD BY 11:00 P.M., WILL BE CONTINUED TO A DATE SPECIFIED BY THE COMMISSION.

17. 90.620D (BERKOWITZ/BLAZEJ)  
150-160 GRANDVIEW AVENUE, west side between Romain Street and Morgan Alley, Lots 11 and 12 in Assessor's Block 2754 - Discretionary Review of Building Permit Application No.9017648 to construct 5 single family houses in an RH-2 (House, Two-Family) district.  
(Continued from Regular Meeting of January 23, 1992)

(TAPE: IIIA: #0740-3167)  
(TAPE: IIIB: #0000-1590)

SPEAKERS: Dave Cincotta, Mary Wong, John (last name unknown), Margie Brignetti, Hans Bartsch, Dorice Murphy, Peter Gars, Joe O'Donohue, Virginia Clark

ACTION: 1. INTENT TO APPROVE WITH CONDITIONS  
DEVELOPMENT PROPOSAL

VOTE: 3-2

NO: COMMISSIONERS MORALES & BIERMAN  
2. INTENT TO APPROVE WITH CONDITIONS  
MORALES PROPOSAL

VOTE: 2-3

NO: COMMISSIONERS KARASICK, SEWELL & HU  
CONSENT CALENDAR FEBRUARY 27, 1992

18. 91.652D (BLAUVELT)  
337 COLERIDGE STREET, southeast corner of Kingston Street, Lot 24 in Assessor's Block 5672 -- Request for Discretionary Review of Building Permit Application No. 9117262 to construct a horizontal extension (to the rear) to the existing two-story-over-garage dwelling, in an RH-2 (House, Two-Family) District and the Bernal Heights Special Use District.  
a) Consideration of Discretionary Review  
b) Discretionary Review hearing

(TAPE: IIIB: #1600-2812)

SPEAKERS: Jianmi King, Mr. (first name unknown) Leban

ACTION: TAKE DISCRETIONARY REVIEW  
INTENT TO APPROVE WITH CONDITIONS  
FEBRUARY 27, 1992  
FINAL LANGUAGE  
PUBLIC HEARING CLOSED

19. 91.702D (BLAUVELT)  
573 SOUTH VAN NESS, east side between 16th and 17th Streets, Lot 8 in Assessor's Block 3571 -- Staff-initiated request for Discretionary Review of Building Permit Application No. 9111136 to legalize the conversion of a building from five dwelling units on three stories to two dwelling units on the top floor over two floors of commercial occupancy, in a Cm- (Heavy Commercial) District.  
a) Consideration of Discretionary Review  
b) Discretionary Review hearing

ACTION: CONTINUED TO APRIL 16, 1992

VOTE: 4-0

ABSENT: COMMISSIONERS BIERMAN &amp; KARASICK

20. 91.628D (BLAUVELT)  
363 COLLINGWOOD, east side between 20th and 21st Streets, Lot 22G in Assessor's Block 2752 -- Request for Discretionary Review of Building Permit Application NO. 9113573 to construct a vertical (partial third story) and horizontal (rear) extension to, and create a second dwelling unit within, the existing two-story, single-family dwelling, in an RH-2 (House, Two-Family) District.  
a) Consideration of Discretionary Review  
b) Discretionary Review Hearing  
(Continued from Regular Meeting of January 30, 1992)

(TAPE: IIIB: #2850-3169)

(TAPE: IVA: #0000-1997)

SPEAKERS: Duncan Wiley, Collin Hartridge, Angelia Lew, project owner, Mr. Lew, project owner

ACTION: NO DISCRETIONARY REVIEW  
ABSENT: COMMISSIONER BOLDRIDGE

VOTE: 5-0

21. 91.321ESD (BERKOWITZ)  
3686 - 17TH STREET, north side between Church and Dolores Streets, Request for Discretionary Review of Building Permit Application Numbers 9107944 and 9111378 for the demolition of existing single story commercial building and the construction of a four-story, three dwelling unit residential building in an RM-2 (Mixed-Residential, Moderate density) district.  
a) Consideration of Discretionary Review  
b) Discretionary Review Hearing

ACTION: WITHDRAWN

5:00 P.M.

22. 91.562D (BERKOWITZ)  
482-84 LIBERTY, north side between Noe and Sanchez Streets, Lot 53A in Assessor's Block 3604 - Request for Discretionary Review of Building Permit Application NO. 9112733 for the construction of a horizontal addition in and RH-2 (House, Two-Family) district.  
a) Consideration of Discretionary Review  
b) Discretionary Review Hearing

(TAPE: IVA: #2006-2125)

ACTION: NO DISCRETIONARY REVIEW

VOTE: 4-0

ABSENT: COMMISSIONERS BOLDRIDGE & KARASICK

23. 91.479D (BERKOWITZ)  
1 GRAYSTONE TERRACE, east side between Twin Peaks Boulevard and Pemberton Place, Lot 31 in Assessor's Block 2661 - Discretionary Review of Building Permit Application No. 9109559 for the construction of a horizontal addition to a single family house in an RH-1 (House, One-Family) district.  
(Continued from Regular Meeting of January 9, 1992)

ACTION: CONTINUED TO MARCH 19, 1992

VOTE: 4-0

ABSENT: COMMISSIONERS BOLDRIDGE & KARASICK

24. 91.520D (BERKOWITZ)  
1444 PLYMOUTH AVENUE, east side between Greenwood Avenue and Wildwood Way, Lot 4 in Assessor's Block 3162 - Request for Discretionary Review of Building Permit Application No. 9101627 for the construction of a vertical addition to a single family house in an Item 91.520D continued RH-1(D) (House, One-Family, Detached Dwellings) district.  
a) Consideration of Discretionary Review  
b) Discretionary Review Hearing  
(Continued from Regular Meeting of January 23, 1992)

## ITEM 91.520D continued

(TAPE: IVA: #2150-3195)  
(TAPE: IVB: #0000-2430)

SPEAKERS: John Slushenger, Robert Dore, John Limdy, Dr. Roger Lebo, Steven Theo-Harris, Mrs. Theo-Harris, Barbara Halden, Doug Gooding

ACTION: TAKE DISCRETIONARY REVIEW WITH INTENT TO VOTE: 4-0  
APPROVE WITH CONDITIONS AS MODIFIED  
FINAL LANGUAGE FEBRUARY 27, 1992  
ABSENT: COMMISSIONERS BOLDRIDGE & KARASICK25. 91.660D (BERKOWITZ)  
140 POINT LOBOS AVENUE, north side between 43rd and 44th Avenues, Lot is in Assessor's Block 1475 - Request for Discretionary Review of Building Permit Application NO. 9115159 for the construction of horizontal additions to a single family house in an RH-1 (House, One-Family) district.  
a) Consideration of Discretionary Review  
b) Discretionary Review Hearing(TAPE: IVB: #2437-3198)  
(TAPE: VA: #0000-0512)

SPEAKERS: Steven Vargee, Rory Walsh, Treva Woo, Sam Kwang, Cleveland Lee

ACTION: NO DISCRETIONARY REVIEW VOTE: 4-0  
ABSENT: COMMISSIONERS BOLDRIDGE & KARASICK26. 91.740D (BERKOWITZ)  
34 RICO WAY, north side between Avila Street and Retiro Way, Lot 17 in Assessor's Block 418A - Request for Discretionary Review of Building Permit Application No. 9110415 for the construction of a horizontal addition in an RH-1 (House, One-Family) district.  
a) Consideration of Discretionary Review  
b) Discretionary Review Hearing

(TAPE: VA: #0520-2517)

SPEAKERS: Carolyn Ginnini, Mr. Ginnini, David Letters, Litta Randalt, Robert Horton, Barbara Randall Bernette, Robert Goldman

ACTION: NO DISCRETIONARY REVIEW VOTE: 4-0  
ABSENT: COMMISSIONERS BOLDRIDGE & KARASICK

Adjourned: 11:14 p.m.

CPC:670



NOTE: For information on the next Commission Calendar, please call 558-6422 on Fridays after 3:00 p.m. for a recorded message.

DRAFT SUMMARY  
NOTICE OF MEETING AND CALENDAR

OF THE  
SAN FRANCISCO  
CITY PLANNING COMMISSION  
REGULAR MEETING  
THURSDAY  
MARCH 19, 1992  
ROOM 282, CITY HALL  
1:30 P.M.

DOCUMENTS 201.

MAR 24 1992

SAN FRANCISCO  
PUBLIC LIBRARY

FUNG, LEVINE, LOWENBERG,  
ROLL CALL: Commissioners Bierman, Elsey, Boldridge, Hu, Morales,  
Nethernberg, Karasick and Sewell, SMITH, UNOCZEK.

NOTE: The Commission will take a short recess at 3:30 p.m.

1:45 P.M.

1:30 P.M. — CONVENED INTO SESSION BY LU BLAZET OF DEPARTMENT  
STAFF

A. ITEMS TO BE CONTINUED (TAPE 1A: # 2125-2494)

1. 89.469D

(MONTANA)

~~AFFORDABLE HOUSING REQUIREMENTS, informational presentation on Uniform Definitions and Procedures for Affordable Housing Requirements --- the Residence Element of the Master Plan (Objective 9, Policy 9-1) recommends that city agencies use uniform definitions and standards of affordability for all developments providing affordable housing. The Department of City Planning, Redevelopment Agency, Mayor's Housing Division and City Attorney's Office have formulated uniform language for definitions, marketing, monitoring and enforcement of affordable housing units. The uniform language has been incorporated into three (3) separate draft documents which are being distributed for citizen review: (1) sample language for affordable housing conditions for City Planning Commission Motions; (2) Guidelines for the Application of San Francisco's Inclusionary Affordable Housing Policy; and (3) a new document which contains the standard definitions and procedures entitled Affordable Housing Monitoring Procedures Manual.~~

~~(Proposed for Continuance to April 16, 1992)~~

2. 89.469D

(MONTANA)

~~450 TENTH STREET, entire Assessor's Block 3524 bounded by Tenth, Eleventh, Harrison and Bryant Streets -- Request for Discretionary Review of Building Permit Application No. 9123732S to construct a Costco Wholesale store encompassing 122,000 square feet of retail space, about 670 off-street parking spaces, and 480 square feet of open space on a 225,500 square foot site in an S.L.I. district. Approximately 22,550 sq. ft. of land would be set aside for construction by a non-profit corporation for from 60 to 80 low-income affordable housing units.~~

~~a) Consideration of Discretionary Review~~

~~b) Discretionary Review Hearing~~

~~(Proposed for Continuance to April 2, 1992)~~

3. 91.366D (PAE)   
349 - 27TH AVENUE, west side between California and Clement Streets - Lot 9 in Assessor's Block 1406 -- Request for Discretionary Review of Demolition Permit No. 9108472 to demolish a single family residence comprised of three Refugee Shacks in an RH-2 (House, Two Family) District acting on a recommendation of retention of the subject property by the Landmarks Preservation Advisory Board. The proposed plan for new construction is for a two unit building which required Tier 3 notification procedures.

a) Consideration of Discretionary Review  
 b) Discretionary Review Hearing

(Continued from Regular Meeting of March 5, 1992)  
 (Proposed for Continuance to April 9, 1992)

4. 91.306EZ (MEDINA)   
4220 ARMY STREET, north side, between Castro and Diamond Streets. Lots 40 and 46 of Assessor's Block 6562 -- Request for reclassification of the two lots from RM-1 (Mixed-Low Density) and RH-1 (House-Single Family) to RM-3 (Mixed-Medium Density). The project is intended to legalize two (currently illegal) units in an existing 38 unit building. Although no physical change is proposed at this time, the re-zoning would increase the number of permitted units on the site to a total of 51.  
 (Continued from Regular Meeting of March 5, 1992)  
 (Proposed for Continuance to April 9, 1992)

B. PUBLIC COMMENT (TAPE 1A: #2497-3167)(TAPE B: #0800-1130)

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. The President or chairperson may limit the total testimony by all members of the public to fifteen minutes. VARIOUS SPEAKERS

C. COMMISSIONERS' QUESTIONS AND MATTERS  
UNESKEY ELECTED AS CHAIRPERSON FOR 3-19-92 HEARING; VOTE: (7-0)

D. DIRECTOR'S REPORT

CEREMONIALS & INTRODUCTION OF NEW COMMISSIONERS; SHORT DEPARTMENT BRIEFING

E. CONSIDERATION OF FINDINGS AND FINAL MOTION -- PUBLIC HEARING CLOSED

5. 91.077CV (TAPE 1A: #2125-2494)

(LORD)

112-114 OXFORD STREET, west side between Pioche and Silliman Streets, Lots 3 and 4 in Assessor's Block 5909 -- Request for Variance and Conditional Use Authorization to demolish two dwelling units and encroach into required setbacks to develop a two story RELIGIOUS EDUCATIONAL BUILDING. The proposal is to replace the two existing

WAYNE HU

#13315

JIM MARL

#13316

SUE DIAZ

#13317

(7-0)

CONTINUED

TD

3-26-92

(7-0)

FULL PUBLIC HEARING

Item 91.077CV continued

dwelling units (converted to church use) with a new religious education building which encroaches 18.75 into the required rear yards and 4 feet into the front Legislated setbacks. The new building would provide up to 11 classrooms, a general assembly room, a kitchen and bathrooms. The subject parcels are zoned RH-1 (Single Family Residential, Low Density).

~~NOTE: ON JANUARY 9, 1992 THE COMMISSION PASSED A MOTION OF INTENT TO APPROVE WITH CONDITIONS BY A VOTE OF 5-0. COMMISSIONER SEWELL WAS ABSENT.~~

CONTINUED  
TD  
4-2-92  
(7-0)

6. 91.337ECS (TAPE 1A: #2125-2494)

(SHOTLAND)

1725 NEWHALL STREET, east side between Revere and Bayview Avenues, Lot 21D in Assessor's Block 5343 -- Consideration of Conditional Use Authorization for Subdivision of one lot into two lots resulting in one lot with a width less than the required 25 feet, a lot area of not less than 1,500 square feet, and the substandard lot would contain only a one-family dwelling in an RH-2 (House, Two-Family) district and a 40-X Height and Bulk District.

~~NOTE: ON MARCH 12, 1992, THE COMMISSION PASSED A MOTION OF INTENT TO DISAPPROVE BY A VOTE OF 5-0.~~

## F. REGULAR CALENDAR

APPROVED 7. / CONDITIONS  
(7-0)  
TION #  
13318

91.714C (TAPE 1B: #1330-2610)

(BANALES)

455 CLEMENT STREET, southwest corner of 6th Avenue; Lot 38 in Assessor's Block 1437 -- Request for Conditional Use Authorization to add LIVE ENTERTAINMENT to an existing bar within the Inner Clement Neighborhood Commercial District. The proposal is to allow 2 or 3 piece small bands to provide live entertainment within the existing bar. No exterior alterations to the existing structure are proposed. (Continued from Regular Meeting of March 5, 1992)

APPROVED 8. / CONDITIONS  
AS  
IFIED  
(7-0)  
TION #  
13319

91.509C (TAPE 1B: #2612-3167) (TAPE II A: #0000-1029)

(LABRIE)

1613 AND 1615 SHAFTER AVENUE, Lots 1 and 1A respectively of Assessor's Block 5359. Request for Conditional Use Authorization to construct a parking lot, 7,500 square feet in area, for Double Rock Baptist Church, directly across the street from the subject lots. Construction of parking lot will require demolition of two deteriorated single-family homes. Parking lot will provide off-street parking for other institutions in neighborhood when not used by church. It will also be available for neighborhood recreational purposes when not used for off-street parking.

APPROVED 9. (6-1)  
ETING: FUNG  
NUTIGEN #: 13320

90.085T (TAPE II A: #1090-3170) (TAPE II B: #0000-0267)

(GREEN)

VAN NESS SPECIAL USE DISTRICT; Public Hearing to consider amendments to the Van Ness Permanent Controls, Section 243(c) of the Planning Code. The amendments involves a text change to correct an error which would permit awnings to be installed.

APPROVED 10. / CONDITIONS  
AL LANGUAGE: 3/26/92  
LIC HEARING CLOSED

92.098C (TAPE II B: #0273-0910)

(GREEN)

1475 POLK STREET, southwest corner of California Street; Lot 1 in

Item 92.098C continued

Assessor's Block 646 -- Request for Conditional Use Authorization to allow expansion of an existing FULL SERVICE RESTAURANT (as defined by Section 790.92 of the Planning Code) located within the Polk Street Neighborhood Commercial District. The proposal is to enlarge the existing restaurant by expanding into separate commercial floor area previously occupied by a retail book store. The restaurant will expand from approximately 336 square feet in size to approximately 2,195 square feet in size with seating for up to 49 persons.

INTENT TO APPROVE WITH CONDITIONS (7-0)  
FINAL LANGUAGE 4-2-92  
PUBLIC HEARING CLOSED

11. 92.052C (*TAPE II B: # 1000 - 2440*) (GREEN)  
306 PRECITA AVENUE, south side between Folsom Street and Treat Avenue; Lot 67 in Assessor's Block 5524 -- Request for Conditional use Authorization to establish a SMALL SELF-SERVICE RESTAURANT (as defined by Section 790.91 of the Planning Code) within an NC-1 Neighborhood Commercial Cluster District. The proposal involves installation of small self service cafe approximately 921 square feet in size on the ground floor of an existing two story building. The subject commercial space was previously occupied by a refrigerator repair shop.

CONTINUED  
TO 4-16-92  
(7-0)

12a. 91.733C (*TAPE 1A: # 2125 - 2484*) (NISHIMURA)  
1808 - 1810 BROADWAY, north side between Gough and Octavia Streets; Lot 6 in Assessor's Block 568 --- Request for authorization of Conditional Use to allow (legalize) a third dwelling unit on a lot having 4,537 square feet of lot area in an RH-2 (Residential House, Two-Family) District.

12b. 91.733V (NISHIMURA)  
1808 - 1810 BROADWAY, north side between Gough and Octavia Streets; Lot 6 in Assessor's Block 568 --- Rear yard and off-street parking variances consideration in connection with the requested legalization of the construction of a dwelling unit without a building permit in the required rear yard of the property, and without the required one off-street parking space.

5:00 P.M.  
 SPECIAL DISCRETIONARY REVIEW HEARING

NOTICE: AT APPROXIMATELY 5:00 P.M. THE CITY PLANNING COMMISSION WILL CONVENE INTO A SPECIAL DISCRETIONARY REVIEW HEARING. PROCEDURES GOVERNING SPECIAL DISCRETIONARY REVIEW HEARINGS WILL BE IN EFFECT. THOSE CASES THAT ARE SCHEDULED ON THIS CALENDAR, BUT HAVE NOT BEEN CALLED OR HEARD BY 5:00 P.M., COULD BE CONTINUED TO A LATER TIME OR DATE DETERMINED BY THE COMMISSION.

NOTE: ANY CASE THAT HAS NOT BEEN CALLED OR HEARD BY 9:00 P.M., WILL BE CONTINUED TO A DATE SPECIFIED BY THE COMMISSION.

CONTINUED  
TO 4-16-92  
(7-0)

13. 91.118D (BERKOWITZ)  
14 EDGEHILL WAY, west side between Garcia Avenue and Ulloa Street, Lot 4 in Assessor's Block 2923 - Request for Discretionary Review of Building Permit Application No. 9019892 for the construction of a

Item 91.118D continued

single family house in an RH-1 (D) (House, One-Family, Detached Dwellings) district.

- a) Consideration of Discretionary Review
- b) Discretionary Review Hearing

ETING HELD 14.

CONTINUED TO  
4-9-92.ITEM COMMENTS  
UTAL SUBMITTEDDEPT. STAFF BY  
1-92.(7-0)  
BLIC HEARING  
CLOSED

91.479D (TAPE II B: #2460-3130) (TAPE III A: #0000-3148) (TAPE III B: #0000-0400) (BERKOWITZ)  
1 GRAYSTONE TERRACE, east side between Twin Peaks Boulevard and Pemberton Place, Lot 31 in Assessor's Block 2661 - Request for Discretionary Review of Building Permit Application No. 9109559 for the construction of a horizontal addition to a single family house in an RH-1 (House, One-Family) district.

- a) Consideration of Discretionary Review
- b) Discretionary Review Hearing

'Continued from Regular Meeting of January 9, 1992)

No

DISCRETIONARY  
REVIEW

(6-0)

SENT:  
BOLDRIDGE

92.084D (TAPE III B: #0535-1862) (BERKOWITZ)  
80 DIAMOND STREET, west side between Market and 18th Streets, Lot 14 in Assessor's Block 2649 - Request for Discretionary Review of Building Permit Application NO. 9201210 for the construction of a rear yard addition in an RH-3 (House, Three-Family) district.

- a) Consideration of Discretionary Review
- b) Discretionary Review Hearing

CONTINUED

TO  
4-23-92

(7-0)

16. 90.663D (BERKOWITZ)  
2326 - 36TH AVENUE, east side between Santiago and Taraval Streets, Lot 40 in Assessor's Block 2364 - Request for Discretionary Review of Building Permit Application NO. 9004668 for the construction of a rear yard addition to a single family house in an RH-1 (House, One-Family) district.

- a) Consideration of Discretionary Review
- b) Discretionary Review Hearing

ETING HELD 17.

CONTINUED TO

4-2-92

ACCOMMODATE  
VISITS BY  
MISSIONERS

(6-0)

SENT: BOLDRIDGE  
BLIC HEARING  
CLOSED

92.102D (TAPE III B: #1990-3168) (TAPE IV A: #0000-2760) (BERKOWITZ)  
112 ALTA AND 339-341 FILBERT STREETS, between Kearny and Montgomery Streets, Lot 44 in Assessor's Block 105 - Request for Discretionary Review of Building Permit Application No. 9118238 for the construction of a three-story, three-unit residence in an RH-3 (House, Three-Family) district.

- a) Consideration of Discretionary Review
- b) Discretionary Review Hearing

CONTINUED

TO  
4-23-92

(6-0)

SENT:  
BOLDRIDGE

82-484 LIBERTY STREET, north side between Noe and Sanchez Streets, Lot 53A in Assessor's Block 3604 - Request for Discretionary Review of Building Permit Application NO. 9112733 for the construction of a horizontal addition to a single family house in an RH-2 (House, Two-Family) district.

- a) Consideration of Discretionary Review
- b) Discretionary Review Hearing

No

DISCRETIONARY  
REVIEW

(6-0)

SENT: BOLDRIDGE

92.043D (TAPE IV A: #2790-3156) (TAPE II B: #0000-1314) (BERKOWITZ)  
566 RHODE ISLAND, west side between 18th and Mariposa Streets, Lot 4 in Assessor's Block 4009 - Request for Discretionary Review of

## Item 92.043D continued

Building Permit Application No. 9122319S for the construction of a one-story rear yard addition to a single family house in an RH-2 (House, Two-Family) district.

- a) Consideration of Discretionary Review
- b) Discretionary Review Hearing

D.R.  
WITHDRAWN 20. 92.041D (BERKOWITZ)  
3030 WASHINGTON STREET, north side between Baker and Broderick Streets, Lot 16 in Assessor's Block 981 - Request for Discretionary Review of Building Permit Application No. 9122321S for the construction of a single room rear-yard addition to a single family house in an RH-2 (House, Two-Family) district.

- a) Consideration of Discretionary Review
- b) Discretionary Review Hearing

Adjournment - 9:53 p.m.

NOTE ON APPEALS: Commission action on Conditional Uses and reclassifications may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Linda Avery, Administrative Secretary, City Planning Commission, at (415) 558-6414.

CPC:665

55  
21  
11/6/92

11/11/1992  
SUMMARY  
OF THE  
SAN FRANCISCO  
CITY PLANNING COMMISSION  
REGULAR MEETING  
THURSDAY  
APRIL 16, 1992  
ROOM 282, CITY HALL  
12:30 P.M.  
(NOTE START TIME)

DOCUMENTS RECEIVED

JUN 16 1992

PUBLIC LIBRARY

PRESENT: Commissioners Fung, Boldridge, Lowenberg, Smith, Unobskey.

ABSENT: Commissioners Levine, Karasick

-----  
NOTE: The Commission will take a short recess at 3:30 p.m.  
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12:40 P.M.

THE MEETING WAS CALLED TO ORDER BY VICE PRESIDENT UNOBSKEY AT 12:40 P.M.

STAFF IN ATTENDANCE: Lu Blazej - Acting Director of Planning, Robert Passmore - Zoning Administrator, Andy Blauvelt, Mark Paez, Larry Badiner, Alec Bash, Sharon Rogers, Susana Montana, Irene Nishimura, Julian Banales, May Fung, Alison Kendall, Daj Oberg, and Linda Avery - Commission Secretary.

1. WORKSHOP/BRIEFING (Complete Schedule Attached) (STAFF)

- a. Overview presentation of Presidio Planning
- b. Mission Bay Plan Overview (This briefing has been incorporated into the regular calendar as part of item #7 -- Annual Review of Mission Bay Activities.)

(TAPE: 1A: #0120-2298)

SPEAKERS: Dallan Perdue, David Ferguson,  
NO ACTION REQUIRED  
PRESENTATION COMPLETE.

2:00 P.M.

A. ITEMS TO BE CONTINUED

2. 91.342D (BLAUVELT)  
2675 - 25TH AVENUE, west side between Vicente and Wawona Streets (on unimproved sections of 25th Avenue), Lot 57 in Assessor's Block 2471 -- Request for Discretionary Review of Building Permit Application No. 9109308 to construct a new two-story, single-family dwelling, in an RH-1 (House, One-Family) District.  
a) Consideration of Discretionary Review  
b) Discretionary Review hearing  
(Proposed for Continuance to May 14, 1992)

(TAPE: IA: #2660-2745)

CONTINUED TO MAY 14, 1992

VOTE 4-0

ABSENT: COMMISSIONERS FUNG, KARASICK AND LEVINE



## 3. 91.597D

(BLAUVELT)

2029 KIRKHAM, south side between 24th and 25th Avenues, Lot 25 in Assessor's Block 1870 -- Request for Discretionary Review of Building Permit Application No. 9111383 to construct a horizontal and vertical addition to the existing single-family dwelling and construct a second dwelling unit in the house, in an RH-2 (House, Two-Family) District.

a) Consideration of Discretionary Review

b) Discretionary Review hearing

(Proposed for continuance to May 14, 1992)

(TAPE: IA: #2660-2745)

CONTINUED TO MAY 14, 1992

VOTE 4-0

ABSENT: COMMISSIONERS FUNG, KARASICK AND LEVINE

## 4. 92.055C

(PAEZ)

698 PRECITA AVENUE, southwest corner at York Street, Lot 1 in Assessor's Block 5514. Request for authorization of a conditional use to establish a live/work unit within the ground floor portion of an existing residential building located in an RH-2 (Residential, House, Two-Family) District. within the Bernal Heights Special Use District.

(Continued from Regular Meeting of March 26, 1992)

(Proposed for Continuance to May 14, 1992)

(TAPE: IA: #2660-2745)

CONTINUED TO MAY 14, 1992

VOTE 4-0

ABSENT: COMMISSIONERS FUNG, KARASICK AND LEVINE

## 5. 87.268D

(BADINER)

411 DE HARO STREET, between 17th and Mariposa Streets, Lot 4 and 6 in Assessor's Block 3980. Request for modification to Motion No. 12071 approving the project to extend the time required to obtain a site permit. The approved Project contains showrooms, office retail and restaurant use.

(TAPE: IA: #2660-2745)

SPEAKERS: Dick Milley

CONTINUED TO APRIL 23, 1992

VOTE 4-0

ABSENT: COMMISSIONERS FUNG, KARASICK AND LEVINE

**B. PUBLIC COMMENT**

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the



## Public Comment continued

Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or Chairperson may continue Public Comment to another time during the meeting.

(TAPE: IB: #2748-3133)  
(TAPE: IB: #0000-1013)

SPEAKERS: Edith McMillan, Mary Ann Miller, Margaret Sigel, Wayne Rieke, Norman Rolfe, Charlotte Maeck, Dehnert Queen, Doctor E.C. Welba, Calvin Welch.

C. COMMISSIONERS' QUESTIONS AND MATTERSD. DIRECTOR'S REPORT

6. TIER III (PASSMORE/BLAUVELT)  
145 BUCHANAN STREET, between Waller and Hermann Streets, Lot 39 in Assessor's Block 869 -- Informational presentation of Building Permit Application No. 9117918 to renovate the existing garage structure at the front of the existing single-family dwelling. This project is being brought to the Commission's attention pursuant to Planning Commission Resolution No. 12044.

(TAPE: IB: #1025-1450)

NO OPPOSITION  
NO ACTION

E. REGULAR CALENDAR

7. 86.505 (BASH)  
(\*) Informational presentation to the Commission on the components of the Mission Bay project;  
  
(a1) Presentation to the Commission of the Annual Review activities which have taken place to date and the procedures yet to be completed pursuant to Chapter 56 of the San Francisco Administrative Code and the Mission Bay Development Agreement;  
  
(a2) Public hearing by the Commission to consider Catellus Development Corporation's and the City good's faith efforts to comply with the terms of the Mission Bay Development Agreement, and;



Item 86.505 continued

(b.) Consideration of issuance of certificate of compliance ending the first period of review.

\*WORKSHOP/BRIEFING item

(TAPE: IB: #1452-3144)  
(TAPE: IIA: #0000-2470)

SPEAKERS: Geraldine Johnson, Sylvia Kwan, Dr. Eddy C. Welban, Julie Gonazalez Burns, Kerstin Magary, Jim Lazarus, Dehnert Queen, John Bardis, Annie Coleman, Betty Boatright, Ruthy G. Boatrizhof, Leonard Desmuk, Carl Burton, Rudolph Anderson, Jerrold Taylor, Corinne Woods, Calvin Welch

ACTION: (\*, 1a1, a2): NO ACTION REQUIRED

PRESENTATIONS COMPLETE

ACTION: (1b): APPROVED

VOTE: 5-0

RESOLUTION NO.: 13336

ABSENT: COMMISSIONERS KARASICK AND LEVINE

3:00 P.M.

8. 89.469E PUBLIC HEARING CLOSED (ROGERS)  
CERTIFICATION OF THE FINAL ENVIRONMENTAL IMPACT REPORT, Costco Retail

Store, containing approximately 118,500 sq. ft. of retail space and about 720 off-street parking spaces in a three level structure and approximately 480 sq. ft. of open space. The 22,500 sq. ft portion of the site set aside for from 60 to 80 units of low-income affordable housing would be located on the northern side of the site (along Harrison Street). The 225,500 sq. ft. site is located at 454-470 Tenth Street, Assessor's Block 3524, Lots 18, 24, 32, 63, 64. Project block is bounded by Harrison Street on the north, Tenth Street on the east, Bryant Street on the south, and Eleventh Street on the west. The project would replace paved surface parking lots; there are no buildings on the site.

NOTE: ON JANUARY 16, 1992, THE COMMISSION HELD A PUBLIC HEARING ON THE DRAFT ENVIRONMENTAL IMPACT REPORT. AT THE CONCLUSION OF THAT HEARING, THE COMMISSION CLOSED THE PUBLIC HEARING, AND EXTENDED THE PERIOD FOR SUBMITTING WRITTEN COMMENTS TO 5:00 pm, JANUARY 23, 1992

(TAPE: IIA: #2615-2947)

SPEAKERS: Bill Moore

ADOPTED STAFF MEMO TO COMMENTS AND RESPONSES BY A VOICE VOTE OF (5-0).  
ABSENT: COMMISSIONERS KARASICK AND LEVINE

ACTION: CERTIFIED EIR

VOTE: 5-0

ABSENT: COMMISSIONERS KARASICK AND LEVINE

MOTION NO.: 13338

9. 89.469ED (MONTANA)

450 TENTH STREET, entire Assessor's Block 3524 bounded by Tenth, Eleventh, Harrison and Bryant Streets -- Request for Discretionary Review of Building Permit Application No. 9123732S to construct a



Item 89.469ED continued

Costco Wholesale store encompassing 122,000 square feet of retail space, about 670 off-street parking spaces, and 480 square feet of open space on a 225,500 square foot site in an S.L.I. district. Approximately 22,550 sq. ft. of land would be set aside for construction by a non-profit corporation for from 60 to 80 low-income affordable housing units or live/work units. Parking would be made available to nearby business operator's, employees and patrons after Costco hours of operation.

- a) Consideration of Discretionary Review
- b) Discretionary Review Hearing

(Continued from regular meeting of March 19, 1992)

(TAPE: IIA: #2952-3174)  
(TAPE: IIB: ALL )  
(TAPE: IIIA: #0000-1899)

SPEAKERS: Tricia James, Rich Sorro, Sanford Brawley, Jim Lazarus, Stuart Schneck, Pamela Duffy, Deborah Shibler, John Cawley, Brian Raffe, Laurie Amot, Sharon Brookes, Robin Reichert, Brian Dugahn, Tim McCabe, Bobbie Richardson, Tom Rosman, Tim Dale, Landes Good, Greg Slugocki, Roger Clark, Mark Rennie, Alex Esclamado, Rev. Eddie Elbone, Dr. Eddi C. Welban, Ray Jones, Peter Giorgi, Richard Gall, Bill Moore, Lewis Clinton, Kevin Henley, Tony Schon, Ron Clark, Deborah Armanino, Ed Terwillian, Michael Nakamura, Joe O'Donoghue, Waiyde Palmer, Philip Genet

ACTION: NO DISCRETIONARY REVIEW WITH INSTRUCTIONS TO STAFF. VOTE: 5-0  
ABSENT: COMMISSIONERS KARASICK AND LEVINE

10a. 91.733C (NISHIMURA)  
1808 - 1810 BROADWAY, north side between Gough and Octavia Streets; Lot 6 in Assessor's Block 568 --- Request for authorization of Conditional Use to allow (legalize) a third dwelling unit on a lot having 4,537 square feet of lot area in an RH-2 (Residential House, Two-Family) District.

WITHDRAWN

10b. 91.733V (NISHIMURA)  
1808 - 1810 BROADWAY, north side between Gough and Octavia Streets; Lot 6 in Assessor's Block 568 --- Rear yard and off-street parking variances consideration in connection with the requested legalization of the construction of a dwelling unit without a building permit in the required rear yard of the property, and without the required one off-street parking space.

WITHDRAWN

\*11. 92.097C (BANALES)  
1599 DOLORES STREET, northeast corner of 29th Street; Lot 18 in Assessor's Block 6617 -- Request for Conditional Use Authorization to establish a SMALL SELF-SERVICE RESTAURANT consisting of a delicatessen/coffee shop within a NC-1 (Neighborhood Commercial



Item 92.097C continued

Cluster) District. The proposal is to add a deli case, counter and food preparation area within an existing ground story storefront containing approximately 760 square feet of floor area. No exterior alterations are proposed.

ACTION: APPROVED WITH CONDITIONS

VOTE: 4-0

ABSENT: COMMISSIONERS BOLDRIGE, KARASICK AND LEVINE

MOTION NO.: 13337

\* TAKEN OUT OF ORDER AND HEARD BEFORE ITEM #8.

6:30 P.M.  
SPECIAL DISCRETIONARY REVIEW HEARING

NOTICE: AT APPROXIMATELY 6:30 P.M. THE CITY PLANNING COMMISSION WILL CONVENE INTO A SPECIAL DISCRETIONARY REVIEW HEARING. PROCEDURES GOVERNING SPECIAL DISCRETIONARY REVIEW HEARINGS WILL BE IN EFFECT. THOSE CASES THAT ARE SCHEDULED ON THIS CALENDAR, BUT HAVE NOT BEEN CALLED OR HEARD BY 6:30 P.M., COULD BE CONTINUED TO A LATER TIME OR DATE DETERMINED BY THE COMMISSION.

NOTE: ANY CASE THAT HAS NOT BEEN CALLED OR HEARD BY 9:00 P.M., COULD BE CONTINUED TO A DATE SPECIFIED BY THE COMMISSION.

12. 92.121D (PASSMORE/FUNG)  
318-28TH AVENUE, east side between California and Clement Streets, Lot 39 in Assessor's Block 1406 -- Request for Discretionary Review of Building Permit Application No. 9123810 to construct a two-story horizontal addition to the existing single family dwelling in an RH-2 (House, Two-Family) District.  
a) Consideration of Discretionary Review  
b) Discretionary Review hearing

(TAPE: IIIA: #1978-2902)

SPEAKERS: William E. Boyd, Michael Hallett, Dione King

VOTE: 5-0

ACTION: NO DISCRETIONARY REVIEW

ABSENT: COMMISSIONERS KARASICK AND LEVINE

13. 91.702D (BLAUVELT)  
573 SOUTH VAN NESS, east side between 16th and 17th Streets, Lot 8 in Assessor's Block 3571 -- Staff-initiated request for Discretionary Review of Building Permit Application No. 9111136 to legalize the conversion of a building from five dwelling units on three stories to two dwelling units on the top floor over two floors of commercial occupancy, in a Cm- (Heavy Commercial) District.  
a) Consideration of Discretionary Review  
b) Discretionary Review hearing  
(Continued from Regular Meeting of February 20, 1992)

(TAPE: IIIA: #1920-1946)

ACTION: NO HEARING. CONTINUED TO JUNE 4, 1992

VOTE: 4-0

ABSENT: COMMISSIONERS BOLDRIDGE, KARASICK AND LEVINE



14. 91.699D (BLAUVELT)  
74 CHENERY STREET, west side between 30th and Randall Streets, Lot 15  
in Assessor's Block 6656 -- Request for Discretionary Review of  
Building Permit Application No. 9115342 to construct a horizontal  
addition to the existing single-family dwelling and construct a  
second dwelling unit in a house, in an RH-2 (House, Two-Family)  
District.  
a) Consideration of Discretionary Review  
b) Discretionary Review hearing  
NOTE: This case will be considered together with Case No. 92.050D.

(TAPE: IIIA: #2910-3139)  
(TAPE: IVA: #0000- END)  
(TAPE: IVB: (0000-1054)

SPEAKERS: Lori Stasgrotellis, Morgan Hall, Maria Grico, Dianne Sid,  
Philip Bona, Gregory Montgomery, Rodney Catalani,  
Joe O'Donoghue, Bruce Bonniker

ACTION: MEETING HELD. CONTINUED TO MAY 14, 1992

VOTE: 5-0

ABSENT: COMMISSIONERS KARASICK AND LEVINE

15. 92.050D (BLAUVELT)  
70 CHENERY STREET, west side between 30th and Randall Streets, Lot  
14A in Assessor's Block 6656 -- Request for Discretionary Review of  
Building Permit Application No. 9122173 to construct a horizontal and  
vertical addition to the existing single-family dwelling and  
construct a second dwelling unit in the house, in an RH-2 (House,  
Two-Family) District.  
a) Consideration of Discretionary Review  
b) Discretionary Review hearing  
NOTE: This case will be considered together with Case No. 91.699D.

(TAPE: IIIA: #2910-3139)  
(TAPE: IVA: #0000- END)  
(TAPE: IVB: (0000-1054)

SPEAKERS: Lori Stasgrotellis, Morgan Hall, Maria Grico, Dianne Sid,  
Philip Bona, Gregory Montgomery, Rodney Catalani,  
Joe O'Donoghue, Bruce Bonniker

ACTION: MEETING HELD. CONTINUED TO MAY 14, 1992

VOTE: 5-0

ABSENT: COMMISSIONERS KARASICK AND LEVINE

Adjourned: 8:24 p.m.

NOTE ON APPEALS: Commission action on Conditional Uses and reclassifications  
may be appealed to the Board of Supervisors within 30 days. Call (415)  
554-5184 for information. Commission actions after Discretionary Review may  
be appealed to the Board of Permit Appeals within 15 days of actions by the  
Central Permit Bureau. Call (415) 554-6720 for information. Zoning  
Administrator action on a Variance application may be appealed to the Board of  
Permit Appeals within 10 days of the issuance of the written decision.



NOTE: For information related to any of the above matters, please call Linda Avery, Administrative Secretary, City Planning Commission, at (415) 558-6414.

NOTICE

At its regularly scheduled meeting of April 16, 1992, the Commission will initiate the use of 'speaker cards.' Use of these cards is not a mandatory requirement for those wishing to address the Commission. The cards will be available at all hearings and starting Monday, April 13, 1992, can also be obtained from 6th Floor Reception, Department of City Planning, 450 McAllister, Room 600, starting Monday, April 13, 1992. For further information, please call the Commission Secretary at 558-6414.

CPC:687



21  
23/92

S U M M A R Y  
OF THE  
SAN FRANCISCO  
CITY PLANNING COMMISSION  
REGULAR MEETING  
THURSDAY  
APRIL 23, 1992  
ROOM 282, CITY HALL  
12:30 P.M.  
(NOTE START TIME)

DOCUMENTS DEPT.

JUN 16 1992

SAN FRANCISCO  
PUBLIC LIBRARY

PRESENT: Commissioners Fung, Boldridge, Levine, Lowenberg, Karasick, Smith, Unobskey

ABSENT: Commissioners Elzey and Nothernberg, NONE

THE MEETING WAS CALLED TO ORDER BY PRESIDENT UNOBSKEY AT 1:00 p.m.

STAFF IN ATTENDANCE: Lu Blazej - Acting Director of Planning, Robert Passmore - Zoning Administrator, Mike Berkowitz, Milton Edelin, Alec Bash, Larry Badiner, Rebeca Kohlstrand, Amit Ghosh, Gene Coleman, Vincent Marsh, Glenda Skiffer, and Linda Avery - Commission Secretary.

(TAPE: IA: #1000-3166)  
(TAPE: IB: #0000-1740)

1. (STAFF)  
WORKSHOP/BRIEFING (Complete Schedule Attached)

- a. Overview presentation of Comprehensive Planning Activities currently under way. NOTE: This will be divided into two sessions, the second on May 7, 1992. (KOHLSTRAND)
- b. Computerization of Department activities and services. (GHOSH)
- c. Overview of Planning Code Simplification Project. (Recode Project) (BLAZEJ)

DOUG ENGMANN PARTICIPATED IN OVERVIEW OF B & C ABOVE

PRESENTATIONS COMPLETED  
NO ACTION REQUIRED

2:00 P.M.

A. ITEMS TO BE CONTINUED

2. 91.398EKA (MARSH)  
940 BATTERY STREET, east side between Green and Vallejo Streets, Lot 4A in Assessor's Block 136 - Acting on a recommendation of the



## Item 91.398EKA continued

Landmarks Preservation Advisory Board to authorize a Certificate of Appropriateness for exterior alterations to a compatible building within the Northeast Waterfront Historic District. The proposed project would create up to twelve live/work units in an existing three-story (over basement) warehouse building and would result in exterior alterations that include a new penthouse. The subject property is located within a C-2 (Community Business District) and a 65-X Height and Bulk District.

(Proposed for Continuance to April 30, 1992)

(TAPE: IB: #1745-1898)

## ACTION: REMOVED THROUGH ADMINISTRATIVE ACTIONS

## 3. 88.101E and 88.102E.

(MARSH)

Initiation of a new Article 10 of the City Planning Code and amendments to City Planning Code Sections 209.9(e) and 303 and a new Preservation Element of the Master Plan of the City and County of San Francisco.

Consideration of a Resolution of Intent to initiate Text and Zoning Map Amendments to the City Planning Code and to initiate a new Preservation Element of the Master Plan of the City and County of San Francisco.

(Proposed for Continuance to April 30, 1992)

(TAPE: IB: #1745-1898)

CONTINUED TO MAY 14, 1992

VOTE: 7-0

## 4. 91.496D\*

(COLEMAN)

3945 - 19TH STREET, south side between Sanchez and Noe Streets, Lot 70 in Assessor's Block 3601 -- Request for Discretionary Review of Building Permit Application No. 9012306S to construct a two unit 5 story over garage structure in an RH-2 (House, Two-Family) District.

a) Consideration of Discretionary Review

b) Discretionary Review hearing

(Proposed for Continuance to April 30, 1992)

(\*ITEMS WILL BE CONSIDERED TOGETHER)

(TAPE: IB: #1745-1898)

CONTINUED TO APRIL 30, 1992

VOTE: 7-0

## 5. 91.522D\*

(COLEMAN)

3947 - 19TH STREET, south side between Sanchez and Noe Streets, Lot 69 in Assessor's Block 3601 -- Request for Discretionary Review of



Item 91.522D continued

Building Permit Application No. 9012305S to construct a two unit 5 story over garage structure in an RH-2 (House, Two-Family) District.

a) Consideration of Discretionary Review

b) Discretionary Review hearing

(Proposed for Continuance to April 30, 1992)

(\*ITEMS WILL BE CONSIDERED TOGETHER)

(TAPE: IB: #1745-1898)

CONTINUED TO APRIL 30, 1992

VOTE: 7-0

6. 92.074D

2253 CAYUGA, southside, Lot 59 in Assessor's Block 7145 -- Request for Discretionary Review of Building Permit Application No. 9114995 to construct a horizontal (rear) addition to an existing single-family dwelling, in an RH-1 (House, One-Family) district.

a) Consideration of Discretionary Review

b) Discretionary Review hearing

(Proposed for Continuance to April 30, 1992)

(TAPE: IB: #1745-1898)

CONTINUED TO APRIL 30, 1992

VOTE: 7-0

7. 92.114D

31 CANYON DRIVE, northside, Lot 14 in Assessor's Block 6435 -- Request for Discretionary Review of Building Permit Application No. 9111798 to construct a vertical addition (height) to an existing single-family dwelling, in an RH-1(D) (House, One-Family Detached) district.

a) Consideration of Discretionary Review

b) Discretionary Review hearing

(Proposed for Continuance to April 30, 1992)

(TAPE: IB: #1745-1898)

CONTINUED TO APRIL 30, 1992

VOTE: 7-0

8. 87.081CPCPCPS

OCEAN BEACH PARCEL FOUR, Great Highway and Balboa Street, Assessor's Block 1592. A request for Conditional Use Authorization to amend a condition of a previous conditional use authorization as set forth in City Planning Commission Motion No. 13150 adopted August 15, 1991. The approval was for the fourth phase of a Planned Unit Development authorizing up to 61 housing units on 27 lots. The proposal is to extend the Performance Condition No. 2 in Exhibit A for up to five additional years August 15, 1999 if property is used for a public purpose. The condition now requires that construction on Parcel Four



Item 87.081 CPC CPC continued

commence by August 15, 1994. An informational presentation of building and landscaping plans will also be presented to the Commission at this time.

(Proposed for Continuance to April 30, 1992)

CONTINUED TO APRIL 30, 1992

(TAPES: 1B: #1745-1898)

**VOTE:** 7-0

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, The President or chairperson may continue Public Comment to another time during the meeting.

(TAPE: 1B: #1910-2380)

SPEAKERS: Edith McMillan, Winchell T. Hayward, Vivian Goodwin, Margaret Sigel.

C. COMMISSIONERS' QUESTIONS AND MATTERS NONE

## D. DIRECTOR'S REPORT

9. (B1 AZE-1)

## Briefing on Mayor's Fiscal Advisory Committee Report for the Department of City Planning

(TAPE: 1B: #2390-3166)

(TAPE: TIA: #0000-0623)

**SPEAKERS:** Edith McMillan, Edward McCraig,  
Margaret Sigel, John Bardis.

NO ACTION REQUIRED

10. TIER III (BERKOWITZ)

130 LEE AVENUE, east side between Holloway Avenue and Grafton Avenue, Lot 28 in Assessor's Block 6979 - Informational presentation of Building Permit Application No. 9120354 for the construction of a rear yard deck on a single family house in an RH-2 (House, Two-Family) district. This project is being brought to the Commission's attention pursuant to Planning Commission Resolution No. 12044.1

(TAPE: 1B: #2390-3166)

(TAPE: IIA: #0000-0623)

**NO OPPOSITION**

NO ACTION.



REGULAR CALENDAR

\* 11. 87.268D (BADINER)  
411 DE HARO STREET, between 17th and Mariposa Streets, Lot 4 and 6 in Assessor's Block 3980. Request for modification to Motion No. 12071 approving the project to extend the time required to obtain a site permit. The approved Project contains showrooms, office retail and restaurant use.  
(Continued from Regular Meeting of April 16, 1992)

ACTION: APPROVED WITH CONDITIONS  
MOTION NO. 13340

(TAPE: IIB: #2609-2831)  
VOTE: 7-0

12. 90.808D\* (BADINER)  
SAN FRANCISCO MAIN LIBRARY, the entire city block bounded by Larkin, Fulton, Hyde and Grove Streets; Lot 1 in Assessor's Block 354 in a P (Public) Zoning District. The proposal is to construct a New Main Library six stories with basement, 80 feet tall containing approximately 400,000 square feet of floor area. This is a request for Discretionary Review of Building Permit No. 9122132S for conformity with the Master Plan in compliance with Section 234.1.  
a) Consideration of Discretionary Review  
b) Discretionary Review Hearing

TAPE: IIA: #0650-3157)  
TAPE: IIB: #0000-0540)

SPEAKERS: James Colter & Cathy Page, Project Architects

ARCHITECT PRESENTATION COMPLETE

CONTINUED TO MAY 7, 1992

VOTE: 7-0

13. 90.808R\* (BADINER)  
PIONEER MONUMENT PLACEMENT IN FULTON STREET RIGHT OF WAY, Fulton Street between Hyde and Larkin Streets, Consideration of a Master Plan Referral for the location of the Pioneer

\*(ITEMS WILL BE CONSIDERED TOGETHER)

TAPE: IIA: #0650-3157)  
TAPE: IIB: #0000-0540)

SPEAKERS: James Colter & Cathy Page, Project Architects

ARCHITECT PRESENTATION COMPLETE

CONTINUED TO MAY 7, 1992

VOTE: 7-0

4:00 P.M.

14. 90.546Z (BADINER)  
109 BERRY STREET, Block bounded by Berry, Third, Fourth Streets and

\* \* TAKEN OUT OF ORDER & HEARD AFTER #14.



Item 90.546Z continued

China Basin Channel, Lots 5 and 6 in Assessor's Block 3803 -- Request for Reclassification of the block from a 40-X Height and Bulk District to a 60-X Height and Bulk District.

(TAPE: IIB: #0570-2600)

SPEAKERS: Bob Freedman, Larry Lawrence, Jorge de Quesada.

APPROVED WITH CONDITIONS

VOTE: 7-0

RESOLUTION NO. 13339

15. 91.650C (BERGDOLL)

520 HAIGHT STREET, north side between Fillmore and Steiner Streets; Lot 4 in Assessor's Block 848 -- Request for Conditional Use Authorization to establish a LARGE FAST FOOD RESTAURANT as defined by Section 790.90 of the Planning Code on the ground floor of an existing three story mixed use building within an NC-2 (Small Scale) Neighborhood Commercial District. The proposal is to install a specialty sandwich shop with seating for up to 49 persons, in approximately 1,900 square feet of floor area.

(Proposed for Continuance to April 23, 1992)

(Continued from Regular Meeting of February 20, 1992)

WITHDRAWN

5:30 P.M.  
SPECIAL DISCRETIONARY REVIEW HEARING

NOTICE: AT APPROXIMATELY 5:00 P.M. THE CITY PLANNING COMMISSION WILL CONVENE INTO A SPECIAL DISCRETIONARY REVIEW HEARING. PROCEDURES GOVERNING SPECIAL DISCRETIONARY REVIEW HEARINGS WILL BE IN EFFECT. THOSE CASES THAT ARE SCHEDULED ON THIS CALENDAR, BUT HAVE NOT BEEN CALLED OR HEARD BY 5:00 P.M., COULD BE CONTINUED TO A LATER TIME OR DATE DETERMINED BY THE COMMISSION.

NOTE: ANY CASE THAT HAS NOT BEEN CALLED OR HEARD BY 9:00 P.M., COULD BE CONTINUED TO A DATE SPECIFIED BY THE COMMISSION.

16. 92.139D (PASSMORE/FUNG)

1978 - 34TH AVENUE, east side between Pacheco and Ortega Streets, Lot 33 in Assessor's Block 2101 -- Request for Discretionary Review of Building Permit Application No. 9200599 to construct a two-story horizontal (rear) addition to the existing single-family dwelling in an RH-1 (House, One-Family) District.

- a) Consideration of Discretionary Review
- b) Discretionary Review hearing

(TAPE: IIB: #2840-3160)

(TAPE: IIA: #0000-2442)

SPEAKERS: Bonnie Ng, Albert Dangel, Mary Ann Miller, Margaret Siegal Lincoln Lew, Chuck Lee.

ACTION: NO DISCRETIONARY REVIEW

VOTE: 6-1

DISSENTING: COMMISSIONER LEVINE



17. 91.118D (BERKOWITZ)  
14 EDGEHILL WAY, west side between Garcia Avenue and Ulloa Street,  
Lot 4 in Assessor's Block 2923 - Discretionary Review of Building  
Permit Application No. 9019892 for the construction of a single  
family house in an RH-1 (D) (House, One-Family, Detached Dwellings)  
district.  
(Continued from Regular Meeting of April 16, 1992)

(TAPE: IIIA: #2450-3153)  
(TAPE: IIIB: #0000-3154)  
(TAPE: IVA: #0000-0203)

SPEAKERS: Cathy Darby, Jackie Gordon, Howard Strassner, Herbert Runun  
Marge Frankel, Millie Blanch, Bud Wilson,  
Phylis Ingle, Margaret Sigel, Bill Holland,  
Barry Kane, Anna Kane, Jim Sangiacomo,  
Dr. Al Olivia, Charlott Olivia.

ACTION: INTENT TO APPROVE WITH CONDITIONS VOTE: 4-3  
DISSENTING: COMMISSIONERS FUNG, LEVINE, LOWENBERG  
FINAL LANGUAGE MAY 14, 1992  
PUBLIC HEARING CLOSED

18. 91.479D (BERKOWITZ)  
1 GRAYSTONE TERRACE, east side between Twin Peaks Boulevard and  
Pemberton Place, Lot 31 in Assessor's Block 2661 - Discretionary  
Review of Building Permit Application No. 9109559 for the  
construction of a horizontal addition to a single family house in an  
RH-1 (House, One-Family) district.  
(Continued from Regular Meeting of April 9, 1992)

(TAPE: IVA: #0357-1936) VOTE 5-2

ACTION: INTENT TO DISAPPROVE  
DISSENTING: COMMISSIONERS BOLDRIDGE AND KARASICK  
FINAL LANGUAGE APRIL 30, 1992  
PUBLIC HEARING CLOSED

19. 90.663D (BERKOWITZ)  
2326 - 36TH AVENUE, east side between Santiago and Taraval Streets,  
Lot 40 in Assessor's Block 2364 - Discretionary Review of Building  
Permit Application NO. 9004668 for the construction of a rear yard  
addition to a single family house in an RH-1 (House, One-Family)  
district.  
(Continued from Regular Meeting of March 19, 1992)

(TAPE: IVA: #1940-3110)  
SPEAKERS: Bonnie Fulton, Angelo Balistreri, Hawk Lee  
ACTION: APPROVED WITH CONDITIONS VOTE 7-0  
MOTION NO.: 13341



20. 91.562D (BERKOWITZ)  
482-484 LIBERTY STREET, north side between Noe and Sanchez Streets, Lot 53A in Assessor's Block 3604 - Request for Discretionary Review of Building Permit Application NO. 9112733 for the construction of a horizontal addition to a single family house in an RH-2 (House, Two-Family) district.  
a) Consideration of Discretionary Review  
b) Discretionary Review Hearing  
(Continued from Regular Meeting of March 19, 1992)

(TAPE: IVA: #3115-3129)

ACTION: DISCRETIONARY REVIEW WITHDRAWN

21. 91.755D (BERKOWITZ)  
1715 - 33RD AVENUE, west side between Moraga and Noriega Streets, Lot 4 in Assessor's Block 2016 - Request for Discretionary Review of Building Permit Application No. 9017172 for the construction of a two-story rear yard addition to a single family house in an RH-1 (House, One-Family) district.  
a) Consideration of Discretionary Review  
b) Discretionary Review Hearing

(TAPE: IVA: #3135-3159)

(TAPE: IVB: #0000-2282)

SPEAKERS: Jack Rafferty, Ann Rourke, Dave Delacruz, Bruce Dobbin, Francis Carcioni, Grace Lewin, Lynn Rafferty, Michael Kossen, Gordon Crushaw, Bill Griscum

ACTION: NO DISCRETIONARY REVIEW

VOTE: 7-0

22. 92.042D (BERKOWITZ)  
727 GOETTINGEN STREET, north side between Dwight and Olmstead Streets, Lot 14C in Assessor's Block 6124 - Request for Discretionary Review of Building Permit Application No. 9118988 for the addition of a one story horizontal extension to a single family house in an RH-1 (House, One-Family) district.  
a) Consideration of Discretionary Review  
b) Discretionary Review hearing

(TAPE: IVB: #2290-3160)

(TAPE: VA: #0000-0635)

SPEAKERS: Alvin Burns

ACTION: NO DISCRETIONARY REVIEW

VOTE: 6-0

23. 91.160D (BERKOWITZ)  
415 - 44TH AVENUE, west side between Point Lobos and Clement Street, Lot 4 in Assessor's Block 1476 - Discretionary Review of Building



Item 91.160D continued

Permit Application No. 9020569 for the construction of a horizontal and vertical addition in an RH-2 (House, Two-Family) district.

(TAPE: VA: #0650-3164)

(TAPE: VB: #0000-0055)

SPEAKERS: Rose Marie Shishkin, Rigmor Larsen, Jose Balague  
Astrid Shishkin, Jerry Klein, Stanley Tow

ACTION: MEETING HELD. CONTINUED TO MAY 21, 1992

VOTE: 6-0

ABSENT: COMMISSIONER BOLDRIDGE

Adjourned: 11:00 P.M.

NOTE ON APPEALS: Commission action on Conditional Uses and reclassifications may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Linda Avery, Administrative Secretary, City Planning Commission, at (415) 558-6414.

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CPC:680



F  
55  
21  
4/30/92

SUMMARY  
OF THE  
SAN FRANCISCO  
CITY PLANNING COMMISSION  
REGULAR MEETING  
THURSDAY  
APRIL 30, 1992  
ROOM 282, CITY HALL  
12:30 P.M.  
(NOTE START TIME)

DOCUMENTS DEPT.

JUN 16 1992

BART FRANCISCO  
PUBLIC LIBRARY

PRESENT: Commissioners Fung, Boldridge, Levine, Lowenberg, Karasick,  
~~Smith~~, Unobskey.

ABSENT: Commissioners ~~Perez, Natherberg and Smith~~

THE MEETING WAS CALLED TO ORDER BY PRESIDENT UNOBSKEY AT 12:30 P.M.

STAFF IN ATTENDANCE: Lu Blazej - Acting Director of Planning, Robert Passmore - Zoning Administrator, Mary Gallagher, Inge Horton, Lilia Medina, Steve Shotland, Larry Badiner, Gerald Green, Michael Berkowitz, Amit Ghosh, Glenda Skiffer, Paul Lord, Susana Montana, Mark Paez, Gene Coleman, and Linda Avery - Commission Secretary.

(TAPE IA: #0050-3171)

(TAPE IB: #0000-3172)

(TAPE IIA: #0000-0400)

(STAFF)

1.

WORKSHOP/BRIEFING (Complete Schedule Attached)

a. Status report on Residential Conservation Zoning Controls.

SPEAKERS: Barbara Holman, Harold Wright, Wayne Hu, John Schlesinger,  
Mike Page, Mary Ann Miller, John Bardis, Margaret Sigel

NO ACTION REQUIRED

b. Status report on Inclusionary Affordable Housing Policy.

(RE-SCHEDULED TO 5-7-92)

2:00 P.M.

A. ITEMS TO BE CONTINUED

2. 91.214E, 91.215E, 91.327E, 91.328E (GALLAGHER)  
Residential Conservation Controls (RCC) and Demolition and Extensive Alteration Controls -- Appeal of a Preliminary Negative Declaration on four proposed ordinances.  
(Continued from Regular Meeting of March 12, 1992)  
(Proposed for Continuance to May 28, 1992)

(TAPE IIA: #1460-1590)

VOTE: 6-0

CONTINUED TO MAY 28, 1992

ABSENT: COMMISSIONER SMITH



## 3. 91.215ET

(HORTON)

RESIDENTIAL CONSERVATION CONTROLS - Public hearing on the proposed ordinance initiated as permanent controls.  
(Continued from Regular Meeting of March 12, 1992)  
(Proposed for Continuance to May 28, 1992)

(TAPE IIA: #1460-1590)

CONTINUED TO MAY 28, 1992

VOTE: 6-0

ABSENT: COMMISSIONER SMITH

## 4. 91.328ET

(HORTON)

RESIDENTIAL DEMOLITION AND EXTENSIVE ALTERATION CONTROLS - Public hearing on the proposed ordinance initiated as permanent controls.  
(Continued from Regular Meeting of March 12, 1992)  
(Proposed for Continuance to May 28, 1992)

(TAPE IIA: #1460-1590)

CONTINUED TO MAY 28, 1992

VOTE: 6-0

ABSENT: COMMISSIONER SMITH

## 5. 90.539Z

(HORTON)

RESIDENTIAL CONSERVATION CONTROLS - PERMANENT RECLASSIFICATIONS OF VARIOUS LOTS FROM RH-3 and RM DISTRICT DESIGNATIONS TO RH-2, RH-1, and RH-1(D) DESIGNATIONS AND ONE LOT FROM RH-3 TO RM-2 B.

(Continued from Regular Meeting of March 12, 1992)

(Proposed for Continuance to May 28, 1992)

(TAPE IIA: #1460-1590)

CONTINUED TO MAY 28, 1992

VOTE: 6-0

ABSENT: COMMISSIONER SMITH

## 6. 91.306EZ

(MEDINA)

4220 ARMY STREET, north side, between Castro and Diamond Streets.  
Lots 40 and 46 of Assessor's Block 6562 -- Request for reclassification of the two lots from RM-1 (Mixed-Low Density) and RH-1 (House-Single Family) to RM-3 (Mixed-Medium Density). The project is intended to legalize two (currently illegal) units in an existing 38 unit building. Although no physical change is proposed at this time, the re-zoning would increase the number of permitted units on the site to a total of 51.

(Continued from Regular Meeting of March 19, 1992)

(Proposed for Continuance to May 28, 1992)

(TAPE IIA: #1460-1590)

CONTINUED TO MAY 28, 1992

VOTE: 6-0

ABSENT: COMMISSIONER SMITH



**B. PUBLIC COMMENT**

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

(TAPE: IIA: #1600-1699)

SPEAKER: John Bardis

**C. COMMISSIONERS' QUESTIONS AND MATTERS**    **NONE****D. DIRECTOR'S REPORT** -

(TAPE: IIA: #0410-1398)

NON-SCHEDULED ITEMS

RESOLUTION #: 13342 FOR DANIEL SULLIVAN

7.

(SHOTLAND)

Briefing on procedures for proposed Joint Hearing with the San Francisco Recreation Park Commission regarding the Open Space Program on May 7, 1992.

(TAPE: IIA: #1715-2027)

SPEAKERS: Judy Boyajian, Deputy City Attorney

BRIEFING COMPLETE

NO ACTION REQUIRED

8. 89.589BXA

(BADINER)

300 HOWARD STREET, northwest corner of Howard and Beale Streets, northwest corner of Howard and Beale Streets with frontage on Fremont Street, Lots 5, 6, 7, 8 and 9 in Assessor's Block 3719 - Item 89.589BXA continued

Informational presentation of minor project modifications as required by City Planning Commission Motion 13217. The project was authorized by Motion No. 13216, 13217 and 13218 and contains 382,582 gross square feet of office space.

(TAPE: IIA: #2028-2095)

SPEAKERS: Judy Boyajian, Deputy City Attorney

BRIEFING COMPLETE

NO ACTION REQUIRED



E. CONSIDERATION OF FINDINGS AND FINAL MOTION -- PUBLIC HEARING CLOSED

9. 91.512EC (GREEN)  
5810 MISSION STREET, northwest corner of Lawrence Avenue; Lot 1 in Assessor's Block 7143 -- Request for Conditional Use Authorization to allow the subject property to be developed as a PLANNED UNIT DEVELOPMENT within an NC-2 (Small Scale) Neighborhood Commercial District. The project involves the demolition of an existing office building and accompanying off-street parking and the phased construction of a three-story-over-basement office building with parking, and a four-story apartment building also with parking. The total project site area is approximately 30,812 square feet. Phase I of construction will include construction of the three-story-over-basement office building and containing 23 off-street parking spaces. Phase II includes construction of the four-story building containing 27 residential apartment units with 27 off-street parking spaces. The project requires authorization for: (a) development on a lot area over 10,000 square feet in size, (b) non-residential tenant over 4,000 square feet in size, (c) institutional use on the third floor, and (d) rear yard modification. NOTE: ON APRIL 2, 1992, THE COMMISSION PASSED A MOTION OF INTENT TO APPROVED WITH CONDITIONS BY A VOTE OF 6-0. COMMISSIONER SMITH ABSENT.

CONTINUED TO MAY 7, 1992  
ABSENT: COMMISSIONER SMITH

VOTE: 6-0

10. 91.479D (BERKOWITZ)  
1 GRAYSTONE TERRACE, east side between Twin Peaks Boulevard and Pemberton Place, Lot 31 in Assessor's Block 2661 - Discretionary Review of Building Permit Application No. 9109559 for the construction of a horizontal addition to a single family house in an RH-1 (House, One-Family) district.  
(Continued from Regular Meeting of April 23, 1992)  
NOTE: ON APRIL 23, 1992, THE COMMISSION PASSED A MOTION OF INTENT TO DISAPPROVE THE PERMIT APPLICATION BY A VOTE OF 5-2. DISSENTING WERE COMMISSIONERS BOLDRIDGE AND KARASICK.

CONTINUED TO MAY 7, 1992  
ABSENT: COMMISSIONER SMITH

VOTE: 6-0

3:00 P.M.

F. REGULAR CALENDAR

11a. 92.223R (GHOSH)  
Consideration of a Finding of Conformity for an amendment to the Rincon Point - South Beach Redevelopment Plan with the Northeast Waterfront Plan, an Area Plan of the Master Plan of the City and County of San Francisco, and a determination to recommend to the Board of Supervisors that they adopt the proposed plan amendment.

ACTION: APPROVED  
RESOLUTION NO. 13344  
ABSENT: COMMISSIONER SMITH

(TAPE: IIA: #2100-2500)  
VOTE: 6-0



11b. 92.223

(GHOSH)

Consideration of Adoption of amendments to the Design for Development, Rincon Point - South Beach Redevelopment Project Area.

(TAPE: IIA: #2100-2500)

VOTE: 6-0

ACTION: APPROVED

RESOLUTION NO. 13343

ABSENT: COMMISSIONER SMITH

12. 87.081CPGPCP CPS

(SKIFFER)

OCEAN BEACH PARCEL FOUR, Great Highway and Balboa Street, Assessor's Block 1592. A request for Conditional Use Authorization to amend a condition of a previous conditional use authorization as set forth in City Planning Commission Motion No. 13150 adopted August 15, 1991. The approval was for the fourth phase of a Planned Unit Development authorizing up to 61 housing units on 27 lots. The proposal is to extend the Performance Condition No. 2 in Exhibit A for up to five additional years August 15, 1999 if property is used for a public purpose. The condition now requires that construction on Parcel Four commence by August 15, 1994. An informational presentation of building and landscaping plans will also be presented to the Commission at this time.

(Continued from Regular Meeting of April 23, 1992)

CONTINUED TO MAY 14, 1992

VOTE 6-0

ABSENT: COMMISSIONER SMITH

13. 91.077CV

(LORD)

112-114 OXFORD STREET, west side between Pioche and Silliman Streets, Lots 3 and 4 in Assessor's Block 5909 -- Request for Variance and Conditional Use Authorization to demolish two dwelling units and encroach into required setbacks to develop a two story RELIGIOUS EDUCATIONAL BUILDING. The proposal is to replace the two existing dwelling units (converted to church use) with a new religious education building which encroaches 18.75 into the required rear yards and 4 feet into the front Legislated setbacks. The new building would provide up to 11 classrooms, a general assembly room, a kitchen and bathrooms. The subject parcels are zoned RH-1 (Single Family Residential, Low Density).

(Continued from regular meeting of March 26, 1992)

(TAPE: IIA: #2525-3163)

(TAPE: IIB: #0000-1085)

SPEAKERS: Wayne Riekie, Morice Valencia, Ann Agbrianni

ACTION: MEETING HELD. ITEM TABLED UNTIL END OF MEETING.

AT APPROXIMATELY 5:00 P.M., AN EMERGENCY SITUATION WAS DECLARED BY THE MAYOR AND CAO. CITY HALL AND OTHER CIVIC CENTER BUILDINGS WERE EVACUATED. FORMAL ACTION ON THIS ITEM WAS NOT TAKEN BY THE COMMISSION.

14. 90.544CK

(MONTANA)

101 VALENCIA STREET, southeast corner at McCoppin Street; Lot 79 of Assessor's Block 3513 and 95 McCoppin Street, northside between Valencia and Stevenson Streets; Lot 31 and 32 of Assessor's Block 3504 -- Request for Conditional Use Authorization to construct a



## Item 90.544CK continued

Planned Unit Development of as many as 121 affordable ownership dwelling units, 4,800 gross square feet of retail space, 1,730 gross square feet of child care center space and up to 132 off-street parking spaces on two separate sites containing a total of three lots in CM (Heavy Commercial) and RM-1 (Low Density, Mixed Residential) Districts and 105-E Height and Bulk District. The authorization would allow residential use in a CM District and modification of rear yard and unit exposure requirements pursuant to Sections 135 and 140 of the City Planning Code by allowing an interior courtyard to satisfy these requirements. One existing four story, 75-foot tall brick building would be retained and converted to parking, retail and residential use. New construction would not exceed 50 feet in height.

SPEAKERS: Al Borvice, Bob Herman, Arnie Lerner, Patrick Moore,  
Pat O'Brien, Mike Walsh.

ACTION: APPROVED WITH CONDITIONS

VOTE: 6-0

MOTION NO.: 13345

ABSENT: COMMISSIONER SMITH

15. 91.498C

(PAEZ)

HOLY FAMILY DAY HOME, 299 DOLORES STREET, eastside between 15th and 16th Streets, lot 25 in Assessor's Block 3556 -- Request for authorization of conditional use for a Planned Unit Development to permit the rehabilitation and expansion of an existing day care center by 50 children to accommodate up to 200 children, the construction of a three-story rear addition of approximately 4717 square feet, the first and second floors of which will be used as multi-purpose rooms and to establish an eleven bedroom group housing facility on the third floor of the existing building, and asking for exceptions from usable open space, building within the rear yard area and off-street parking requirements, as well as minor deviations from the provisions of the City Planning Code with respect to measurement of height, in an RM-1 (Residential, Mixed, Low Density) District and in a 40-X Height and Bulk District.

(TAPE: IIB: #2775-3166)  
(TAPE: IIIA: #0000- )

SPEAKERS: Clint Calidan, Michael Calidan, Ann Bloomfield,  
William Taylor, Jim Balesteri, Pat Arki.

PUBLIC HEARING WAS IN PROGRESS WHEN AN EMERGENCY SITUATION WAS DECLARED BY THE MAYOR AND CAO DIRECTING THAT CITY HALL BE EVACUATED. FORMAL ACTION ON THIS ITEM WAS NOT TAKEN BY THE COMMISSION.



5:00 P.M.  
SPECIAL DISCRETIONARY REVIEW HEARING

NOTICE: AT APPROXIMATELY 5:00 P.M. THE CITY PLANNING COMMISSION WILL CONVENE INTO A SPECIAL DISCRETIONARY REVIEW HEARING. PROCEDURES GOVERNING SPECIAL DISCRETIONARY REVIEW HEARINGS WILL BE IN EFFECT. THOSE CASES THAT ARE SCHEDULED ON THIS CALENDAR, BUT HAVE NOT BEEN CALLED OR HEARD BY 5:00 P.M., COULD BE CONTINUED TO A LATER TIME OR DATE DETERMINED BY THE COMMISSION.

NOTE: ANY CASE THAT HAS NOT BEEN CALLED OR HEARD BY 9:00 P.M., COULD BE CONTINUED TO A DATE SPECIFIED BY THE COMMISSION.

FOR ITEMS 16-19 AND 21.

BECAUSE OF THE ANTICIPATED EARLY CLOSURE OF CITY HALL BY 5:00 P.M., THESE ITEMS WERE PROPOSED FOR CONTINUANCE TO JUNE 11, 1992.

16. 91.496D\* (COLEMAN)  
3945 - 19TH STREET, south side between Sanchez and Noe Streets, Lot 70 in Assessor's Block 3601 -- Request for Discretionary Review of Building Permit Application No. 9012306S to construct a two unit 5 story over garage structure in an RH-2 (House, Two-Family) District.  
a) Consideration of Discretionary Review  
b) Discretionary Review hearing  
(Continued from Regular Meeting of April 23, 1992)

17. 91.522D\* (COLEMAN)  
3947 - 19TH STREET, south side between Sanchez and Noe Streets, Lot 69 in Assessor's Block 3601 -- Request for Discretionary Review of Building Permit Application No. 9012305S to construct a two unit 5 story over garage structure in an RH-2 (House, Two-Family) District.  
a) Consideration of Discretionary Review  
b) Discretionary Review hearing  
(Continued from Regular Meeting of April 23, 1992)  
(\*ITEMS WILL BE CONSIDERED TOGETHER)

18. 92.074D (COLEMAN)  
2253 CAYUGA, southside, Lot 59 in Assessor's Block 7145 -- Request for Discretionary Review of Building Permit Application No. 9114995 to construct a horizontal (rear) addition to an existing single-family dwelling, in an RH-1 (House, One-Family) district.  
a) Consideration of Discretionary Review  
b) Discretionary Review hearing  
(Continued from Regular Meeting of April 23, 1992)

19. 92.114D (COLEMAN)  
31 CANYON DRIVE, northside, Lot 14 in Assessor's Block 6435 -- Request for Discretionary Review of Building Permit Application No. 9111798 to construct a vertical addition (height) to an existing single-family dwelling, in an RH-1(D) (House, One-Family Detached) district.  
a) Consideration of Discretionary Review  
b) Discretionary Review hearing  
(Continued from Regular Meeting of April 23, 1992)



20. 92.091D (COLEMAN)  
2309-2311 LAKE STREET, southside, between 24th and 25th Avenues, lot 22 in Assessor's Block 1384 -- Request for Discretionary Review of building permit application No. 91113388S to add a vertical addition consisting of one-story to a two-story over garage building in an RM-1 (Mixed, Low density) district.  
a) Consideration of Discretionary Review.  
b) Discretionary Review hearing.

21. 91.748D (COLEMAN)  
2634 - 19th AVENUE, eastside, between Vicente and Wawona Streets, lot 30 in Assessor's Block 2478 -- Request for Discretionary Review of building permit application No. 9120137S to add a story to a one-story over garage single-family dwelling in an RH-1 (House, One-Family) district.  
a) Consideration of Discretionary Review.  
b) Discretionary Review hearing.

Adjourned: 5:00 p.m.

NOTE ON APPEALS: Commission action on Conditional Uses and reclassifications may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Linda Avery, Administrative Secretary, City Planning Commission, at (415) 558-6414.

NOTICE

At its regularly scheduled meeting of April 16, 1992, the Commission initiated the use of 'speaker cards.' Use of these cards is not a mandatory requirement for those wishing to address the Commission. The cards will be available at all hearings. They can also be obtained in advance from 6th Floor Reception, Department of City Planning, 450 McAllister, Room 600. For further information on the use of these cards, please call the Commission Secretary at 558-6414.

CPC:685



5  
21  
0/92  
(combined meeting)

San Francisco, California  
May 7, 1992

RECREATION AND PARK COMMISSION

AND

CITY PLANNING COMMISSION

Summary of the Regular Meeting

MINUTES

SPECIAL MEETING

THURSDAY, MAY 7, 1992 - 1:30 P.M.  
Room 282 City Hall

The Special Meeting of the Recreation and Park Commission and City Planning Commission was called to order on Thursday, May 7, 1992, at 1:45 p.m. by President Trent Orr and President Unobskey.

DOCUMENTS DEPT.

JUN 16 1992

1. ROLL CALL

Recreation and Park Commission

Present:

Trent Orr, President  
Richard J. Guggenheim, Vice President  
Sidney Chan  
Keith Eickman  
Sue Sommer Loos  
Connie O'Connor  
Santiago Ruiz

City Planning Commission

Present:

Sidney Unobskey, President  
Frank Fung  
M. Toby Levine  
Susan Lowenberg  
Romaine Boldridge  
Norm Karasick

Absent:

Ellis Smith

2. OPEN SPACE ACQUISITION AND PARK RENOVATION FUND  
1992-93 RECOMMENDATIONS

Presentation of report by the General Manager of the Recreation and Park Department on the 1992-93 Open Space Acquisition and Park Renovation Fund and five year renovation and maintenance plan and adoption of recommendations contained in this report and the five year plan.

2. **OPEN SPACE ACQUISITION AND PARK RENOVATION FUND  
1992-93 RECOMMENDATIONS (Continued)**

**General Manager Mary E. Burns** gave an overview on the Open Space Acquisition and Park Renovation Fund. She then highlighted the accomplishments of the previous year and thanked and recognized the outstanding work of the Citizens Advisory Committee and the staff of Recreation and Park Department and City Planning who helped develop the budget and program.

President Unobskey said the City Planning Commission is interested in the projects and said he could help to save housing and provide the citizens with open space.

**Assistant General Manager for Administration, Phil Arnold**, outlined the spending plan for 1992-93. He summarized the allocation formula:

°After School Program.....	\$1,900,000 (12%)
°Acquisition and Development.....	\$7,010,000 (40%)
°Renovation.....	\$1,590,000 ( 9%)
°Planning and Administration.....	600,000 ( 3%)
°Maintenance of Previously Acquired Open Space	\$6,400,000 (37%)

Mr. Arnold then outlined the specific recommendations by category. He stated that under **Natural Areas Acquisition** the sites that have been identified as significant natural areas are Hawk Hill, O'Shaughnessy Hollow and portions of Bayview Hill.

**Lou Blazej, Director of City Planning**, explained that most of the park recommendations initially come from neighborhoods and the City Planning Department. Over the years, City Planning has had an aggressive neighborhood planning program that works closely with Recreation and Park to identify needs of the neighborhood.

In response to President Unobskey's comment, Mr. Blazej explained that double use of sites is considered in highly dense areas of the City. He stated that a double use has been done at Portsmouth Square and St. Mary's Square.

**Mary Burns** explained that often times placing a park on top of development is viewed as unacceptable because of accessibility issues for maintenance staff and Police surveillance, etc.

**Steve Shotland of Planning Commission staff**, then explained that the open space element of the Master Plan identified nine sites which were included this year for acquisition. A number of these sites have been approved by previous joint Commissions.

Mr. Shotland said the identified high need areas are Chinatown, Tenderloin, North of Market, South of Market, most parts of the Mission and parts of Western Addition. He explained that the high need areas were identified by compiling data of those areas where people have the least access to parks and open spaces, the existing distribution of open space and demographic figures including the number of children, seniors, etc., in the area. He then identified the sites by neighborhood.

2. **OPEN SPACE ACQUISITION AND PARK RENOVATION FUND  
1992-93 RECOMMENDATIONS (Continued)**

Under the area of **Significant Natural Areas**, Mr. Shotland explained that the prior City Planning Commission adopted a new policy (Policy 13) which calls for the City to preserve and protect significant natural areas. He clarified the issue that project sponsors have every legal right to continue to process their applications even if the site is proposed for acquisition. In the case of the 3 natural areas proposed for natural area acquisition, there are applications on file to develop the sites. The sites are as follows:

Hawk Hill is approximately 6.5 acres. The site was sold by the School District and is an undeveloped area at 14th and Rivera. The property owner has proposed to sub-divide the land for approximately 30 residential lots. This will require an Environmental Impact Report (EIR).

Bayview Hill is in the southeast part of the City. It is a privately owned site of approximately 30 acres. The significant natural area is 6-7 acres. The proposal is to subdivide the area into approximately 260 residential lots. This site will also require an EIR.

O'Shaughnessy Hollow site is directly across the street from Glen Canyon park. An application to develop and subdivide the site into 16 residential units is on file. An EIR will also be required for this site. The Department has received a biological profile for this site and is continuing to process it.

Mr. Shotland then provided an overview of the natural value of these sites explaining that Policy 13 provides criteria whether a site is undeveloped, a remnant of the original natural landscape, supports an unusual plant or wildlife habitat or contains geological formations; contains endangered species, site is adjacent to a natural significant area. The Policy also discusses potential acquisition by the City of privately owned areas that meet that criteria.

In response to Commissioner Guggenheim's question, Mr. Arnold explained that 23% of the acquisition and development fund is devoted to acquisition of natural areas.

Mr. Shotland then explained that a portion of the Open Space Program funds community gardens for the City. The policy requires that the City expand community gardens throughout the City. Policy 9 calls for neighborhood reforestation funding and improvements on the urban forest in parks throughout the City. Many of the parks were established in 1870-1920 and need reforestation. He commented that the Program satisfies the priority policies.

**Harold Wright, representing the Forest Hill Association, spoke in support of acquisition of Hawk Hill, noting that it is a steep slope of sand dunes.**

An unidentified individual submitted a petition of representatives of Forest Hills and other neighboring areas, urging that the City acquire Hawk Hill and preserve it as a natural area.

2. **OPEN SPACE ACQUISITION AND PARK RENOVATION FUND  
1992-93 RECOMMENDATIONS (Continued)**

**Joseph Bertain**, a real estate broker in San Francisco, spoke in support of acquisition of Hawk Hill explaining that he grew up in the area and played on the hill. He felt the area should be preserved as open space.

**Beryl Magilavy**, stated that San Francisco has very few natural habitat parcels remaining and that it was important to protect the endangered species and to give children access to natural areas. She urged the Commissions to support the acquisition of the three proposed parcels.

**Paul Okamoto**, a member of Urban Colony, an environmental group, spoke in support of acquisition of open space areas while they are still available and because they are irreplaceable.

**Greg Gaar**, a member of the Open Space Advisory Committee, and Board Member of the Haight Ashbury Neighborhood Council, spoke in support of natural areas acquisition, explaining that 150 years ago the City contained one of the most rich and diverse eco systems on the face of the earth. He explained that only a remnant of San Francisco's history survives.

**Deborah Stein, of the G.C.A. Group**, representing the owner of Funston Terrace also known as Hawk Hill, stated that the General Manager's report recommends that Hawk Hill should be designated for study as a significant natural area rather than acquired. She stated that the wording is quite specific and felt that Hawk Hill should not be designated for acquisition until such time as the findings are completed as required in the Master Plan.

**George Dobel**, representing the Golden Gate Heights Neighborhood Association, spoke in support of acquisition of the significant natural areas explaining that the area around Grandview Park is nicer because of the recent acquisition of the rock outcropping which allows all San Franciscans to enjoy the splendid view.

**Jacob Sigg**, representing the California Native Plant Society, and a member of the Open Space Advisory Committee, stated that the Committee is very committed to the social needs of the City as well as its natural areas. He explained that two of the three parcels have been recommended by the General Manager for acquisition from the 1992-93 budget. He urged the Commissions to approve the recommendations.

**Michael Vasey**, a coordinator for the Conservation/Biology Program at San Francisco State University, believed that all three of the proposed natural area sites represent very significant natural resource areas for San Francisco. He identified the significant horticultural features of the subject lands and said he supported the Committee's recommendation that these areas be acquired.

In response to President Unobskey, Mr. Vasey identified the native plants shown on a photographs presented to the Commissions.

2. **OPEN SPACE ACQUISITION AND PARK RENOVATION FUND  
1992-93 RECOMMENDATIONS (Continued)**

**Espanola Jackson**, spoke in support of acquisition of Bayview Hill and stated that this site is a burial ground for native american Indian. She urged the Commissions, on behalf of the community, to acquire the entire hill as a natural area rather than allowing a portion of this land to be developed for housing.

**Lucretia Levinger**, representing Friends of Glen Canyon Park, spoke in support of acquisition of O'Shaughnessy Hollow, stating that it is extremely important to commit to purchase this land. She said it is a precious remnant of the coastal scrub communities and the wildflowers and animals that lived there. She said this land is part of the scenic drive along O'Shaughnessy Blvd and urged the Commissions to preserve the area as open space.

**Michael Weber**, urged the Commissions to purchase the natural areas (Hawk Hill, O'Shaughnessy and Bayview Hill) and to pursue acquisition before the property valued increase. He said that the Open Space Program mandates that open space funds not be substituted for the budget of the Recreation and Park Department. He wanted to make sure that did not occur. He urged the Commissions to pursue park sites in other high need areas of the City.

**General Manager, Mary E. Burns**, stated that portions of the Open Space Fund can legally be used to maintain parks as well as acquisition of sites.

**Sue Smith**, a resident of Russian Hill, strongly supported the acquisition of significant natural areas as they are very valuable and a living library of our past and are visually attractive.

A spokesperson read a statement on behalf of **Karen Wood**, representing the Miraloma Improvement Club, which supported the acquisition of natural areas and the Open Space Committee's decision to acquire this and other significant natural areas for the well being of San Franciscans now and in the future.

**Dehnert Queen**, stated that the General Manager's report is difficult to understand unless one works with the program on a day-to-day basis. He felt that the report did not answer how the City uses the money or the plans for any period of time. He felt that the report should state how many people attended the public meetings and that attendance records should be kept on file. He questioned the entire process.

**Jane Herzog**, lives near Hawk Hill and supported the acquisition of this piece of open space.

**Vince Meyer**, felt it was important to preserve the three unique natural areas and also felt that they conformed with the spirit of Policy 13 and should be acquired now rather than at some later date.

2. **OPEN SPACE ACQUISITION AND PARK RENOVATION FUND  
1992-93 RECOMMENDATIONS (Continued)**

**Matt Ettinger**, representing Bayview Hill Neighborhood Association, said that since 1987 the Association has made a presentation to members of the Open Space Advisory Committee requesting the acquisition of the north hillside of Bayview Hill. He urged that funding for this acquisition be approved today. He was also concerned that the specific location proposed for acquisition may differ from the area the community has designated. He offered to work with staff to resolve this matter. He then enumerated a number of organizations and environmental groups who supported the acquisition of Bayview Hill.

**Judy Talagon**, representing the American Indian Movement, supported the acquisition of the entire Bayview Hill. She stated that the Commissions should consider the number of tribes who lived on the Hill. She asked the Commissions to research the total acquisition of Bayview Hill.

**Margaret Siegel**, representing SPEAK, said she supported the acquisition of the open space areas. She said developers will tell the Commission that they will put affordable housing in these sites but if the Commissions acquire the open space it would save the City money.

Commissioner Ruiz stated that there was no mention whatsoever of the value of the historical significance of the Bayview Hill land.

Mr. Shotland explained that less than a year ago it was discovered that artifacts were on the property. There is a plan to conduct a more specific study of the site with regard to the artifacts.

In response to Commissioner Ruiz's comments regarding the Bayview Hill acquisition costs, Ms. Burns explained that the exact dollar amount set aside to acquire the land is not made public because the property owner would then know the money the City has allocated to purchase the property. She further explained that if the Commissions wanted to discuss specific dollar amounts it should convene in closed session.

Commissioner Ruiz thought that perhaps Bayview Hill should be set aside and considered for acquisition when more information is received on the historical value of the site.

Ms. Burns explained that part of the acquisition process includes researching the property. The actual acquisition comes back for Commission approval.

Commissioner Eickman stated that the proposed resolution states "... recommends that...portions of Bayview Hill be designated as for study as Significant Natural Areas..." He was concerned with this phrase.

**Deputy City Attorney, Andrew Schwartz**, said the Planning staff is recommending that the three significant natural area sites be continued for a period of time to allow the Planning Commission to visit the sites and to review the historical issues pertaining to Bayview Hill.

A lengthy discussion ensued regarding the wording "designating as for study as Significant Natural Areas" rather than having the Commissions vote to approve the purchase these areas.

2. **OPEN SPACE ACQUISITION AND PARK RENOVATION FUND  
1992-93 RECOMMENDATIONS (Continued)**

Ms. Burns said that Mr. Blazej suggested that the program and budget be adopted by both Commissions minus the significant natural areas. She believed that the Recreation and Park Commission had visited these sites and was prepared to vote on the actual acquisition.

Mr. Blazej stated that he recommended that the overall budget and plan be approved by both Commissions and that the three natural areas be deferred to a later time when the Planning Commission could take action.

Mr. Schwartz explained that Policy 13 of the Master Plan is in the purview of the Planning Commission and that if it wanted to designate these properties as significant natural areas under the Master Plan it had the authority to do so.

A discussion ensued regarding the proposed resolutions for both Planning and the Recreation and Park Commissions. It was agreed that the wordings of the resolutions do not have to be identical but the substance must be the same or it would foreclose any future action in voting for a study or acquisition.

President Orr felt it was prudent to set aside the money now and to then study the land. If more money was needed to acquire the land then additional money could be set aside in the future. He said the possible artifacts on Bayview Hill makes the acquisition even more important.

On motion of Commissioner Eickman, seconded by Commissioner Ruiz, the following resolution was adopted by the Recreation and Park Commission:

**RES. NO. 16360**

Recreation and Park Commission

WHEREAS, The electorate of San Francisco in November, 1988, approved a new Charter Section 6.413 establishing the Park and Open Space Fund for a 15-year period; and

WHEREAS, Charter Section 6.413 requires that the Park and Open Space Citizens Advisory Committee recommend, and the Recreation and Park Commission annually adopt, a Five Year Plan for Acquisition and Development, Renovation and Maintenance, to be updated annually, and

WHEREAS, Charter Section 6.413 also requires that the General Manager of the Recreation and Park Department shall annually present a report on the disposition of the Fund for approval by a majority of each of the Recreation and Park Commission and the City Planning Commission, meeting jointly; and

WHEREAS, In formulating the proposed program, the General Manager of the Recreation and Park Department closely considered the recommendations of the Park and Open Space Citizens' Advisory Committee which were made after months of diligent work that involved community discussions, field investigations and public hearings; and

Recreation and Park Commission and City Planning Commission Minutes  
Thursday, May 7, 1992

2. **OPEN SPACE ACQUISITION AND PARK RENOVATION FUND  
1992-93 RECOMMENDATIONS (Continued)**

**RES. NO. 16360  
(Continued)**

Recreation and Park Commission

WHEREAS, Charter Section 6.413 requires that the program be consistent with the Recreation and Open Space Element of the Comprehensive Plan (Master Plan) and in accordance with the Recreation and Open Space Programs document; and

WHEREAS, The Office of Environmental Review of the City Planning Department found the submitted program to be categorically exempt from environmental review and has approved the proposed program; and

WHEREAS, The Recreation and Park Commission recommends that Hawk Hill, O'Shaughnessy Hollow and portions of Bayview Hill be designated as Significant Natural Areas, and

WHEREAS, The General Manager of the Recreation and Park Department on May 7, 1992, presented to the two Commissions, meeting jointly, a program entitled, "General Manager's Report: Park and Open Space Fund, Fiscal Year 1992/93", dated May 7, 1992; now, therefore, be it

RESOLVED, That the Recreation and Park Commission does hereby adopt the Five Year Plan for Acquisition and Development, Renovation and Maintenance, Fiscal Year 1992/93, and be it

FURTHER RESOLVED, That the Recreation and Park Commission does hereby approve the program, contained in the "General Manager's Report: Park and Open Space Fund, Fiscal Year 1992/93" dated May 7, 1992, which program is hereby found to be in accordance with the Recreation and Open Space Element of the Master Plan and Programs document approved by the City Planning Commission.

\* \* \* \* \*

On motion of Commissioner Levine, seconded by Commissioner Lowenberg, the following resolution was adopted by the City Planning Commission:

**RES. NO. 13346**

City Planning Commission

WHEREAS, The electorate of San Francisco in November 1988 revised Charter Section 6.413 establishing the San Francisco Park and Open Space Fund to be supported by an annual Ad Valorem tax of two and one-half cents (0.025) for each one hundred dollars (\$100) assessed valuation, for a 15-year period; and

WHEREAS, Charter Section 6.413 specifies that the General Manager of the Recreation and Park Department shall annually present a report on the disposition of the Fund for approval by a majority of each of the Recreation and Park Commission and the City Planning Commission meeting jointly; and

2. **OPEN SPACE ACQUISITION AND PARK RENOVATION FUND  
1992-93 RECOMMENDATIONS (Continued)**

**RES. NO. 13346  
(Continued)**

City Planning Commission

WHEREAS, In formulating the 1992-1993 program, the third year of the program, the General Manager of the Recreation and Park Department closely considered the recommendations of the Park and Open Space Citizen's Advisory Committee, which were made after several months of diligent work that involved community discussions, field investigations, and public hearings; and

WHEREAS, Charter Section 6.413 requires that the program be consistent with the Recreation and Open Space Element of the Master Plan in accordance with the Recreation and Open Space Programs document; and

WHEREAS, The Recreation and Open Space Element of the Master Plan was amended by CPC Resolution No. 13149 on August 15, 1992 to add Policy 13, which states: "Preserve and protect Significant Natural Areas," and includes criteria to determine whether a site constitutes a Significant Natural Resource Area worthy of protection; and

WHEREAS, The Recreation and Park Commission recommends that three sites, Hawk Hill (also known as Funston Terrace), O'Shaughnessy Hollow, and portions of Bayview Hill, be designated as Significant Natural Resource Areas; and

WHEREAS, Three sites proposed for acquisition under the Natural Areas Acquisition category, Hawk Hill also known as Funston Terrace, O'Shaughnessy Hollow, and a portion of Bayview Hill, meet the criteria for Significant Natural Areas contained in Policy 13, and can be considered Significant Natural Areas worthy of protection; and

WHEREAS, The San Francisco Park and Open Space Program was determined by the San Francisco Department of City Planning (hereinafter "Department") to be categorically exempt from the environmental review process pursuant to Title 14 of the California Administrative Code, and the Commission has reviewed and concurs with said determination; and

WHEREAS, The program responds to the Priority Policies of Section 101.1 of the Planning Code; and

WHEREAS, members of the Park and Open Space Citizens Advisory Committee worked to revise and update a Five Year Plan for open space acquisition, development, renovation and maintenance which are consistent with the goals and policies of the Recreation and Open Space Element of the Master Plan and the Recreation and Open Space Programs document; and

WHEREAS, The General Manager of the Recreation and Park Department on May 7, 1992, presented to the two Commissions, meeting jointly, the program entitled "General Manager's Report: Park and Open Space Fund, Fiscal Year 1992-1993," dated May 7, 1992, and the "Open Space Program Five Year Plan 1992-1993"; and

Recreation and Park Commission and City Planning Commission Minutes  
Thursday, May 7, 1992

2. OPEN SPACE ACQUISITION AND PARK RENOVATION FUND  
1992-93 RECOMMENDATIONS (Continued)

RES. NO. 13346  
(Continued)

City Planning Commission

THEREFORE BE IT RESOLVED, That the City Planning Commission does hereby find the program contained in the "General Manager's Report: Park and Open Space Fund, Fiscal Year 1992-1993," to be in conformity with the Recreation and Open Space Element of the Master Plan, and in accord with the Recreation and Open Space Programs document;

AND BE IT FURTHER RESOLVED, That the City Planning Commission does hereby approve the Program, and adopt the budget for allocation and expenditure of the Program Fund,, as recorded in the General Manager's Report, San Francisco Park and Open Space Program, Fiscal Year 1992-1993";

AND BE IT FURTHER RESOLVED, That the City Planning Commission does hereby approve the recommendations in the updated "Open Space Program Five Year Plan 1992-1993."

3. PUBLIC COMMENT

At this time members of the public may address the Commissions on items that are within the subject matter jurisdiction of the Recreation and Park and City Planning Commissions. Members of the public may address the Commissions for up to three minutes. The President or the Commission may limit the total testimony to 30 minutes.

Dehnert Queen, said that in his opinion the acquisitions constituted the taking of public property

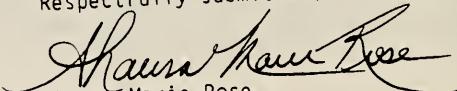
An unidentified speaker, discussed the fact that the agendas for the joint Commission meeting differed with one notice stating that the starting time would be 1:30 p.m. (Recreation and Park) and the other 2:30 p.m. (Planning Commission).

Mr. Shotland explained that a revised notice was sent to the entire Planning list notifying the public of the change in time.

4. ADJOURNMENT

There being no further business, the Special Meeting of the Recreation and Park Commission was adjourned at 4:35 p.m.

Respectfully submitted,

  
Shauna Marie Rose  
Commission Secretary

SF  
C55  
#21  
5/7/92

# DRAFT SUMMARY

## ADDENDUM

NOTICE OF MEETING AND CALENDAR  
OF THE  
SAN FRANCISCO  
CITY PLANNING COMMISSION  
REGULAR MEETING  
THURSDAY  
May 7, 1992  
ROOM 282, CITY HALL  
1:30 P.M.

MAY 1 1992

1:30 P.M.

NOTICE IS HEREBY GIVEN of a time change for the Joint Hearing with the City Planning Commission and the Recreation and Parks Commission. The Joint Hearing will take place at 1:30 P.M., in Room 282 of City Hall. The original posted time by the City Planning Commission was 2:30 P.M.

The City Planning Commission Calendar will be adjusted to accommodate this change as follows:

12:30 P.M.

1. BARBARE 5/14/92 (CC-58 - 0645-)

(STAFF)

### WORKSHOP/BRIEFING

- A. Historic preservation and activities of the Landmarks Preservation Advisory Board. (45 min.) (1A: 706-10 - 3164) (6000-103)  
B. Overview presentation of Comprehensive Planning Activities. (Continued from 4/23/92). (45 min.)  
THIS ITEM IS PROPOSED TO BE HEARD AFTER THE JOINT HEARING WITH RECREATION AND PARKS COMMISSION. *CONT. to 5-14-92.*
- C. Status report on Inclusionary Affordable Housing Policy. (15 min.) THIS ITEM IS PROPOSED TO BE HEARD ON MAY 21, 1992.

1:30 P.M.

*CONT. TO 5-21-92*

### A. JOINT HEARING WITH THE RECREATION AND PARKS COMMISSION

2. 92.110R (SHOTLAND)  
The City Planning Commission and the Recreation and Park Commission will hold a special JOINT PUBLIC HEARING on the 1992-93 San Francisco Park and Open Space Program, and the Open Space Program Five Year Plan.

At this meeting, the General Manager of the Recreation and Park Department will present a report recommending expenditures from the San Francisco Park and Open Space Program for fiscal year 1992-93, and recommending adoption of the Five Year Plan.

*Resolution  
#13346  
Approved  
(6-0)  
CPC-60 (7)  
sent: [Signature]*



# DRAFT SUMMARY - ~~WITH~~ Motion & Resolution #'s

NOTE: For information on the next Commission Calendar, please call 558-6422 on Fridays after 3:00 p.m. for a recorded message.

NOTE: Items listed on this calendar will not be heard before the stated time.

NOTE: Speaker Cards will be available at all meetings. They can also be picked up in advance from 6th Floor Reception, Department of City Planning, 450 McAllister.

## NOTICE OF MEETING AND CALENDAR OF THE SAN FRANCISCO CITY PLANNING COMMISSION REGULAR MEETING THURSDAY MAY 7, 1992 ROOM 282, CITY HALL 12:30 P.M. (NOTE START TIME)

ROLL CALL: *FRANK ROMAINE TONY SUSAN*  
Commissioners Fung, Elzey/Boldridge, Levine, Lowenberg,  
Nothenberg/Karasick, *Smith Unobskey.*  
*RONALD S. SIDNEY*  
*ELIZABETH*

NOTE: The Commission will take a short recess at 3:30 p.m.

NOTE: See Expanded Schedule for Residential Conservation Zoning Controls Attached.

12:30 P.M.

### WORKSHOP/BRIEFING (Note: Revised Schedule Attached) (STAFF)

*SEE APPENDIX 1.*

- a. Overview presentation of Comprehensive Planning Activities. (Continued from 4/23/92). (45 min.)
- b. Historic preservation and activities of the Landmarks Preservation Advisory Board. (45 min.)
- c. Status report on Inclusionary Affordable Housing Policy. (15 min)

1:30

2:30 P.M.

### A. JOINT HEARING WITH THE RECREATION AND PARKS COMMISSION

2. 92.110R (SHOTLAND)  
The City Planning Commission and the Recreation and Park Commission will hold a special JOINT PUBLIC HEARING on the 1992-93 San Francisco Park and Open Space Program, and the Open Space Program Five Year Plan.

*Resolution 13346  
1/Lev  
1/Cov  
Passed  
6/0  
with a b*

At this meeting, the General Manager of the Recreation and Park Department will present a report recommending expenditures from the San Francisco Park and Open Space Program for fiscal year 1992-93, and recommending adoption of the Five Year Plan.

3:30 P.M.

B. ITEMS TO BE CONTINUED

3. 91.632E (BILLOVITS)  
150-158 RIPLEY STREET, Appeal of Preliminary Negative Declaration, Assessor's Block 5549, Lots 84 86 and 87. Proposal to construct adjacent two- and three-unit buildings containing a total of five condominium units and eight off-street parking spaces on a vacant hillside site. Conditional Use Authorization would be required to construct the tri-prix structure on two combined lots.  
(Proposed for Continuance to May 21, 1992)

AS shown  
Smith ab  
MPring Slawenborg

+ 6/0

4. 91.497D (COLEMAN)  
1124-26 FILBERT STREET, northside between Hyde and Leavenworth Streets, Lot 6 in Assessor's Block 94 -- Request for Discretionary Review of Building Permit Application No. 8916280 to construct a dormer on the west side of the existing third floor and to replace the roof.  
a) Consideration of Discretionary Review  
b) Discretionary Review Hearing.  
(Continued from Regular Meeting of March 5, 1992)  
(Proposed for Continuance to June 11, 1992)

5. 92.148C (BANALES)  
1801-05 HAIGHT STREET, southwest corner of Haight and Shrader Streets; Lot 23 in Assessor's Block 1249 -- Request for Conditional Use Authorization to relocate 2 existing restaurants in the same building within the Haight Street Neighborhood Commercial District per Sections 186.1(b) and 186.2(b) of the Planning Code. The proposal is to move the existing self service restaurant located at 1803 Haight Street to 1805 Haight Street, resulting in an occupancy of 820 square feet as opposed to the previous 770 square feet operation, and to move the existing full service restaurant located at 1805 Haight Street to the spaces occupied by 1801-03 Haight Street, resulting in an occupancy of 2,270 square feet as opposed to the previous 820 square feet operation. The proposal also includes an addition of a 350 square feet office mezzanine area. The total combined floor area of the two restaurants is 3,000 square feet. No other exterior alterations are proposed.  
(Proposed for Continuance to May 21, 1992)

C. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

D. COMMISSIONERS' QUESTIONS AND MATTERSE. DIRECTOR'S REPORTF. CONSIDERATION OF FINDINGS AND FINAL MOTION -- PUBLIC HEARING CLOSED

Approved  
condition  
2 on page 9  
modified  
stint# 13347  
Aug 5/Levine  
+6/0

6. 91.512EC (GREEN)  
5810 MISSION STREET, northwest corner of Lawrence Avenue; Lot 1 in Assessor's Block 7143 -- Request for Conditional Use Authorization to allow the subject property to be developed as a PLANNED UNIT DEVELOPMENT within an NC-2 (Small Scale) Neighborhood Commercial District. The project involves the demolition of an existing office building and accompanying off-street parking and the phased construction of a three-story-over-basement office building with parking, and a four-story apartment building also with parking. The total project site area is approximately 30,812 square feet. Phase I of construction will include construction of the three-story-over-basement office building and containing 23 off-street parking spaces. Phase II includes construction of the four-story building containing 27 residential apartment units with 27 off-street parking spaces. The project requires authorization for: (a) development on a lot area over 10,000 square feet in size, (b) non-residential tenant over 4,000 square feet in size, (c) institutional use on the third floor, and (d) rear yard modification. NOTE: ON APRIL 2, 1992, THE COMMISSION PASSED A MOTION OF INTENT TO APPROVED WITH CONDITIONS BY A VOTE OF 6-0. COMMISSIONER SMITH ABSENT.

PTEA# 13348 7. 91.4790 (BERKOWITZ)  
Approved  
DENIAL  
application  
Aug 5/Levine  
1/2  
Karasick, Baldridge: NO

1 GRAYSTONE TERRACE, east side between Twin Peaks Boulevard and Pemberton Place, Lot 31 in Assessor's Block 2661 - Discretionary Review of Building Permit Application No. 9109559 for the construction of a horizontal addition to a single family house in an RH-1 (House, One-Family) district.  
(Continued from Regular Meeting of April 23, 1992)  
NOTE: ON APRIL 23, 1992. THE COMMISSION PASSED A MOTION OF INTENT TO DISAPPROVE THE PERMIT APPLICATION BY A VOTE OF 5-2. DISSENTING WERE COMMISSIONERS BOLDRIDGE AND KARASICK.

G. REGULAR CALENDAR

8. 90.808D\* (BADINER)  
over  
DT TO  
RE D.R.  
Karasick  
Lowenthal  
-6/0

SAN FRANCISCO MAIN LIBRARY, the entire city block bounded by Larkin, Fulton, Hyde and Grove Streets; Lot 1 in Assessor's Block 354 in a P (Public) Zoning District. The proposal is to construct a New Main Library six stories with basement, 80 feet tall containing approximately 400,000 square feet of floor area. This is a request for Discretionary Review of Building Permit No. 9122132S for conformity with the Master Plan in compliance with Section 234.1.  
a) Consideration of Discretionary Review  
b) Discretionary Review Hearing  
(Continued from Regular Meeting of April 23, 1992)

9. 90.808R\* (BADINER)  
PIONEER MONUMENT PLACEMENT IN FULTON STREET RIGHT OF WAY, Fulton

Item 90.808R continued

Street between Hyde and Larkin Streets, Consideration of a Master Plan Referral for the location of the Pioneer Monument within the Fulton street right of way.

\*(ITEMS WILL BE CONSIDERED TOGETHER)

(Continued from Regular Meeting of April 23, 1992)

5:00 P.M.

*lived  
intend to  
approve  
Fung & Lowenberg  
+6/10  
Baldridge & Smith  
9:20  
Yotim # 13349  
PPTW  
Lowenberg S/Levine  
+5/10 ; absent: Baldridge & Smith*

10. 90.2660 (HOOD)  
901 POWELL STREET, northwest corner at Sacramento Streets, Lots 33 through 46 in Assessor's Block 223 - Request for an Exception from the low and moderate income provisions of the Subdivision Code for a previously approved 14-unit residential condominium conversion subdivision.

*return with Motion next week*

11. 92.137C (HING)  
526 COLUMBUS AVENUE, east side between Union and Green Streets; Lot 03 in Assessor's Block 117 -- Request for Conditional Use Authorization to establish a Small Self-Service Restaurant (as defined by Section 790.91 of the Planning Code) in the North Beach Neighborhood Commercial District. The proposal is to add seven tables and thirty chairs within a 250 square feet area in an existing retail specialty coffee store with a total floor area of approximately 4,000 square feet.

12. 92.120C (GREEN)  
4701 MISSION STREET, southeast corner of Persia Avenue; Lot 33 in Assessor's Block 6084 -- Request for Conditional Use Authorization to construct 5 dwelling units without required off-street parking on property within an NC-3 (Moderate Scale) Neighborhood Commercial District. The proposal is to enlarge the existing one story commercial building on the site by adding 2,000 square feet of commercial floor area at street level, and constructing a new second floor containing a total of 5 dwelling units. The Project Sponsor proposes not to provide the 5 required residential off-street parking spaces.

13. 92.068C (GREEN)  
3134 - 24TH STREET, north side, between Folsom and Shotwell Streets; Lot 16 in Assessor's Block 3641 -- Request for Conditional Use Authorization to convert a ground floor garage to a commercial space and the elimination of required off-street residential parking for an existing building within the 24th Street Mission Neighborhood Commercial District. The proposal is to convert the existing basement garage to a commercial space approximately 1,168 square feet in size to be occupied by a commercial activity upon completion.

*Continued to June 4, 1992*

6:00 P.M.  
SPECIAL DISCRETIONARY REVIEW HEARING

NOTICE: AT APPROXIMATELY 6:00 P.M. THE CITY PLANNING COMMISSION WILL CONVENE INTO A SPECIAL DISCRETIONARY REVIEW HEARING. PROCEDURES GOVERNING SPECIAL DISCRETIONARY REVIEW HEARINGS WILL BE IN EFFECT. THOSE CASES THAT ARE SCHEDULED ON THIS CALENDAR, BUT HAVE NOT BEEN CALLED OR HEARD BY 6:00 P.M., COULD BE CONTINUED TO A LATER TIME OR DATE DETERMINED BY THE COMMISSION.

NOTE: ANY CASE THAT HAS NOT BEEN CALLED OR HEARD BY 9:00 P.M., COULD BE CONTINUED TO A DATE SPECIFIED BY THE COMMISSION.

14. 92.118D (COLEMAN)  
337 MOLINO DRIVE, westside, near Bella Vista Way, Lot 19 in  
Assessor's Block 3007 -- Request for Discretionary Review of Building  
Permit Application No. 9202764S to construct a two story extension to  
the rear and to add a story in an RH-1 (House, One-Family) district.  
a) Consideration of Discretionary Review hearing  
b) Discretionary Review hearing *continued to June 11th*

Adjournment: 10 PM

NOTE ON APPEALS: Commission action on Conditional Uses and reclassifications may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Linda Avery, Administrative Secretary, City Planning Commission, at (415) 558-6414.

NOTICE

At its regularly scheduled meeting of April 16, 1992, the Commission initiated the use of 'speaker cards.' Use of these cards is not a mandatory requirement for those wishing to address the Commission. The cards will be available at all hearings. They can also be obtained in advance from 6th Floor Reception, Department of City Planning, 450 McAllister, Room 600. For further information on the use of these cards, please call the Commission Secretary at 558-6414.

## NOTICE

The following guides are now available at the Zoning Information Counter (Room 502, 450 McAllister Street, open from 10 a.m. to 12 noon and 1 p.m. to 5 p.m. weekdays):

"How to Use the City Planning Code: ZONING QUESTIONS ABOUT PROPERTIES IN RESIDENTIAL (R) ZONING DISTRICTS";

"Guide to Permit Application and Review Procedures in Residential Districts";

"How to Use the City Planning Code: QUESTIONS ABOUT PROPERTIES IN NEIGHBORHOOD COMMERCIAL (NC) ZONING DISTRICTS"; and

"Guide to Permit Application and Review Procedures in Neighborhood Commercial Districts."

CPC:677

## **BRIEFING SCHEDULE FOR THE CITY PLANNING COMMISSION AND PUBLIC PARTICIPATION**

### **PART ONE - BACKGROUND BRIEFING SCHEDULE**

<b>Date:</b>	<b>Topic:</b>
May 7, 1992	a. Overview presentation of Comprehensive Planning Activities. (Continued from 4/23/92)
	b. Historic preservation and activities of the Landmarks Preservation Advisory Board.
	b. Status report on Inclusionary Affordable Housing Policy.

May 14, 1992      Presentation of Permit Processing, Variance and Violation Abatement procedures, Information and Other Implementation Activities and Services.

May 21, 1992      a. Presentation of the "Housing Element of the Master Plan" and associated implementation programs.

                      b. Presentation of "Residential Design Guidelines" and other materials and activities related to improving design quality and addressing residential development concerns.

### **PART TWO - POLICY OVERVIEW AND DIRECTION - PUBLIC PARTICIPATION ENCOURAGED \***

<b>Date:</b>	<b>Topic:</b>
May 28, 1992	Residential Conservation Zoning Controls.
June 4, 1992	Priorities and Need for Comprehensive Planning for Target Areas
June 11, 1992	Discretionary Review Policy and Guidelines.
June 18, 1992	Mission and Priorities for Planning and Permit Processing in San Francisco.
June 25, 1992	Departmental Organization and Goals in Support of Priorities for Planning and Permit Processing

\* Submission of position papers on all these matters at least two weeks in advance of each topic is encouraged.

## RESIDENTIAL CONSERVATION CONTROLS - REZONING PROGRAM

**PROPOSED SCHEDULE OUTLINE - MAY 1, 1992**

May 14, 1992	Organizations and the public are requested to provide written comment for review by the Commission and Department staff.
May 21, 1992	Staff presentation of the "Housing Element" and associated implementation programs.
	Staff presentation of "Residential Design Guidelines."
May 28, 1992	Public hearing on Residential Conservation Controls.
June 4, 1992	Planning Commission asks questions, makes comments and / or gives direction to staff on outstanding issues.
June 18, 1992	Written staff response to Planning Commission questions, comments and direction. Material also to be available to public at this time.
June 25, 1992	Public hearing on Staff response. This is the earliest possible date for action by the Commission.

NOTE: For information on the next Commission Calendar, please call 558-6422 on Fridays after 3:00 p.m. for a recorded message.

NOTE: Items listed on this calendar will not be heard before the stated time.

NOTE: Speaker Cards will be available at all meetings. They can also be picked up in advance from 6th Floor Reception, Department of City Planning, 450 McAllister.

## DRAFT SUMMARY

### NOTICE OF MEETING AND CALENDAR

OF THE

SAN FRANCISCO

CITY PLANNING COMMISSION

REGULAR MEETING

THURSDAY

MAY 14, 1992

ROOM 282, CITY HALL

12:30 P.M.

(NOTE START TIME)

DEPOSITORY ITEM  
MAY 18 1992

MAY 18 1992

PUBLIC LIBRARY

ROLL CALL: Commissioners Fung, Elzey/Boldridge, Levine, Lowenberg, Hohenberg/Karasick, Smith, Unobskey.

-----  
NOTE: The Commission will take a short recess at 3:30 p.m.

12:38 P.M.

12:30 P.M.

1.

PRESENTATIONS WORKSHOP/BRIEFING (Schedule Attached)  
COMPLETED. a. (TAPE 1A: #0050-3143) (TAPE 1B: #0000-3147) (TAPE 2A: #0000-1995) [BASH, ARCE, FUNG, PEARL, KROSETTER, HING]  
No ACTION REQUIRED. a. Presentation of Permit Processing, Variance and Violation Abatement procedures, Information and Other Implementation Activities and Services.

2:30 p.m.: b. (TAPE 1B: #2660-3147) (TAPE 2A: #0000-1995) Overview presentation of Comprehensive Planning Activities. (Continued from 4/23/92). (45 min) [KOHLSTRAND, WYCKO, LIEBERMANN]

3:00 P.M. - 2:30 P.M.

A. ITEMS TO BE CONTINUED (TAPE 2A: #2000-2020)

2. 92.055C

(PAEZ)

CONTINUED AS SHOWN (7-0) 698 PRECITA AVENUE, southwest corner at York Street, Lot 1 in Assessor's Block 5514. Request for authorization of a conditional use to establish a live/work unit within the ground floor portion of an existing residential building located in an RH-2 (Residential, House, Two-Family) District within the Bernal Heights Special Use District.

(Continued from Regular Meeting of April 16, 1992)  
(Proposed for Continuance to June 4, 1992)

B. PUBLIC COMMENT

— NONE

(TAPE 2A: #2030-2259) (TAPE 2A: #1290-1315-)

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is

## Public Comment continued

reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

C. COMMISSIONERS' QUESTIONS AND MATTERS (TAPE IIA: #2263-2350)

LEVINE: re: RCC PAPERS FROM SPUR & WESTWOOD PARK ASSOC.

D. DIRECTOR'S REPORT◊ 1990 CENSUS INFORMATION (MEDINA) (TAPE IIA: #2353-2870)3. TIER III (TAPE IIA: #2880-2910) (BLAUVELT)

NO  
OPPOSITION.  
NO ACTION  
REQUIRED. 636 DOUGLAS STREET, between 22nd and 23rd Streets, Lot 7 in Assessor's Block 2775 -- Informational presentation of Building Permit Application No. 9203968 to add a second story to the existing single-family dwelling. This project is being brought to the Commission's attention pursuant to Planning Commission Resolution No. 12044.

PRESENTATION  
COMPLETED.

NO ACTION  
REQUIRED. (TAPE IIA: #2911-3153) (TAPE IIB: #6000-0090) (FELTHMAN) Informational Presentation on Draft Guidelines for the expenditure of the affordable childcare fund.

E. CONSIDERATION OF FINDINGS AND FINAL MOTION -- PUBLIC HEARING CLOSED4. 91.118D (TAPE IIB: #0100-0165) (BERKOWITZ)

14 EDGEHILL WAY, west side between Garcia Avenue and Ulloa Street, Lot 4 in Assessor's Block 2923 - Discretionary Review of Building Permit Application No. 90109892 for the construction of a single family house in an RH-1 (D) (House, One-Family, Detached Dwellings) District.

DISSENTING: FUNG,  
LEVINE, LOWENBERG NOTE: ON APRIL 23, 1992, THE COMMISSION PASSED A MOTION OF INTENT TO APPROVED WITH CONDITIONS BY A VOTE OF 4-3. DISSENTING WERE COMMISSIONERS FUNG, LEVINE AND LOWENBERG.

5. 90.266Q (TAPE IIB: #0185-0515) (HOOD)

OF CITY ATTORNEY, 901 POWELL STREET, northwest corner at Sacramento Streets, Lots 33 through 46 in Assessor's Block 223 - Request for an Exception from CONTINUED TO the low and moderate income provisions of the Subdivision Code for a Public Hearing previously approved 14-unit residential condominium conversion subdivision.

5-21-92  
(7-0)

NOTE: ON MAY 7, 1992, THE COMMISSION PASSED A MOTION OF INTENT OF APPROVED WITH CONDITIONS BY A VOTE OF 6-0. COMMISSIONER SMITH WAS ABSENT.

F. REGULAR CALENDAR6. (TAPE IIB: #0520-1835)

HELD. TRANSPORTATION AUTHORITY BUDGET (KOHLSTRAND) Consideration of a resolution CONTINUED TO 5-21-92 authorizing the Department to submit the 1992/93 budget to the Transportation Authority for the Transportation System Management program in the Sales Tax Transportation Expenditure Plan.

(7-0)

7a. 87.081CPCPCPCPS

(SKIFFER)

WITHOUT PRESENTATION OCEAN BEACH PARCEL FOUR, Great Highway and Balboa Street, Assessor's Block 1592.

OR HEARING, a. An informational presentation of final building and landscaping plans will be presented to the Commission as required in City Planning Commission Motion No. 13150.

THIS ITEM CONTINUED

TO

5-21-92

7b. 87.081CPCPCPCPS

(SKIFFER)

OCEAN BEACH PARCEL FOUR, Great Highway and Balboa Street, Assessor's Block 1592.

b. A request for Conditional Use Authorization to amend a condition of a previous conditional use authorization as set forth in City Planning Commission Motion No. 13150 adopted August 15, 1991.

The approval was for the fourth phase of a Planned Unit Development authorizing up to 61 housing units on 27 lots. The proposal is to extend the Performance Condition No. 2 in Exhibit A for up to five additional years, August 15, 1999, if property is used for a public purpose. The condition now requires that construction on Parcel Four commence by August 15, 1994.

(Continued from Regular Meeting of April 30, 1992)

APPROVED 8.  
✓/ CONDITIONS  
IS MODIFIED

(7-0)

MEETING #:  
13352

91.498C (TAPE II B: #1845-3154) (TAPE III A: #0000-1160) (PAEZ)

HOLY FAMILY DAY HOME, 299 DOLORES STREET, eastside between 15th and 16th Streets, lot 25 in Assessor's Block 3556 -- Request for authorization of conditional use for a Planned Unit Development to permit the rehabilitation and expansion of an existing day care center by 50 children to accommodate up to 200 children, the construction of a three-story rear addition of approximately 4717 square feet, the first and second floors of which will be used as multi-purpose rooms and to establish an eleven bedroom group housing facility on the third floor of the existing building, and asking for exceptions from usable open space, building within the rear yard area and off-street parking requirements, as well as minor deviations from the provisions of the City Planning Code with respect to measurement of height, in an RM-1 (Residential, Mixed, Low Density) District and in a 40-X Height and Bulk District.

(Continued from Regular Meeting of April 30, 1992)

3:30 P.M.

COMMISSIONER 9.  
LEVINE EXCUSED  
FROM ALL DISCUSSIONS  
- ACTIONS RELATING  
TO ARTICLE 10  
(6-0)88.101E and 88.102E (TAPE III A: #1230-3162) (TAPE III B: #0000-0550) (MARSH)  
Initiation of a new Article 10 of the City Planning Code and amendments to City Planning Code Sections 209.9 (e) and 303 and a new Preservation Element of the Master Plan of the City and County of San Francisco.OBTAINED: LEVINE  
0 0 0 0 0  
MEETING HELD.  
CONTINUED  
INDEFINITELY  
(6-0)

Consideration of a Resolution of Intent to initiate Text and Zoning Map Amendments to the City Planning Code and to initiate a new Preservation Element of the Master Plan of the City and County of San Francisco.

The proposed Ordinance amending Planning Code Article 10, adopted by the Landmarks Preservation Advisory Board on December 4, 1991 would

(6-0)  
EXCUSED: LEVINE

Items 88105E &amp; 88.102E continued

amend Part II, Chapter II of the San Francisco Municipal Code (City Planning Code) by repealing Article 10 therefor and adding a new Article 10 (Sections 1001 to 1024) thereto, creating a Landmarks Board, describing the powers and duties of the Landmarks Board, re-designating previously designated Landmarks and Historic Districts, authorizing the designation of Landmarks and Historic Districts, requiring Certificates of Appropriateness for alterations of Landmarks and Historic Districts, establishing guidelines for decisions, and imposing penalties for violations of Article 10. This Article is entirely new.

In Addition, text amendments are proposed for Section 209.9(e) and 303 of the City Planning Code. Amendment of Section 209.9(e) thereof proposes to clarify how a determination of economic feasibility shall be made, to allow the Planning Commission to consider, as a condition of such approval, designating exceptionally significant interiors and to authorize the Planning Commission to adopt guidelines for such Conditional Use authorization; and by amending Section 303 thereof to ensure conformity with Section 209.9(e).

The Master Plan amendment creates an entirely new Element of the Master Plan which is contained in a document entitled "Preservation An Element of the Master Plan." A Public Hearing on the above referenced matters are scheduled for June 4, 1992.

(Both Items Continued from Regular Meeting of April 30, 1992)

*WITHOUT HEARING, ITEM CONTINUED TO 6-4-92 (7-0)*

10. 92.130C (TAPE III B: #0560-0630) (BERGDOLL)  
1230 GRANT AVENUE, east side between Columbus Avenue and Vallejo Street; Lot 15 in Assessor's Block 145 - Request for Conditional Use Authorization to establish a FULL SERVICE RESTAURANT as defined in Section 790.92 of the Planning Code on the ground floor of an existing four-story mixed-use building within the North Beach Neighborhood Commercial District. The proposal is to install a restaurant with seating for approximately forty (40) persons, in approximately 1,240 gross square feet of floor area.

6:20  
5:00 P.M.

#### SPECIAL DISCRETIONARY REVIEW HEARING

NOTICE: AT APPROXIMATELY 5:00 P.M. THE CITY PLANNING COMMISSION WILL CONVENE INTO A SPECIAL DISCRETIONARY REVIEW HEARING. PROCEDURES GOVERNING SPECIAL DISCRETIONARY REVIEW HEARINGS WILL BE IN EFFECT. THOSE CASES THAT ARE SCHEDULED ON THIS CALENDAR, BUT HAVE NOT BEEN CALLED OR HEARD BY 5:00 P.M., COULD BE CONTINUED TO A LATER TIME OR DATE DETERMINED BY THE COMMISSION.

NOTE: ANY CASE THAT HAS NOT BEEN CALLED OR HEARD BY 9:00 P.M., COULD BE CONTINUED TO A DATE SPECIFIED BY THE COMMISSION.

No D.R.11. 91.342D (TAPE III B: #0645-3166) (TAPE IV A: #0000-2820) (BLAUVELT)  
2675 - 25TH AVENUE, west side between Vicente and Wawona Streets (on  
(7-0)

*w/ UNDERSTANDING THAT DEPARTMENT STAFF WILL DISAPPROVE CURRENT PROPOSAL.*

## Item 91.342D continued

unimproved sections of 25th Avenue), Lot 57 in Assessor's Block 2471  
-- Request for Discretionary Review of Building Permit Application  
No. 9109308 to construct a new two-story, single-family dwelling, in  
an RH-1 (House, One-Family) District.  
a) Consideration of Discretionary Review  
b) Discretionary Review hearing  
(Continued from Regular Meeting of April 16, 1992)

WITHOUT  
HEARING, ITEM  
CONTINUED TO  
6-4-92  
(7-0)

12. 91.597D (BLAUVELT)  
2029 KIRKHAM STREET, south side between 24th and 25th Avenues, Lot 25  
in Assessor's block 1870 -- Request for Discretionary Review of  
Building Permit Application No. 9111383 to construct a horizontal and  
vertical addition to the existing single-family dwelling and  
construct a second dwelling unit in the house, in an RH-2, (House,  
Two-Family) District.  
a) Consideration of Discretionary Review  
b) Discretionary Review hearing  
(Continued from Regular Meeting of April 23, 1992)

N/o D.R.  
(7-0)

13. 92.075D (Tape IV A: #2870-3163) (Tape IV B: #0000-2087) (BLAUVELT)  
1288 STANYAN STREET east side between 17th and Belgrave Streets, Lot  
38 in Assessor's Block 1289 -- Request for Discretionary Review of  
Building Permit Application No. 9001861 to construct a new  
two-story-over-garage, single-family dwelling, in an RH-1(D) (House,  
One-Family, Detached) District.  
a) Consideration of Discretionary Review  
b) Discretionary Review hearing

9:00p.m. 14.  
FOR ITEMS  
14 & 15:  
No D.R.  
(7-0)

91.699D (Tape IV B: #2120-3161) (Tape IV A: #0000-1285) (BLAUVELT)  
74 CHENERY STREET, west side between 30th and Randall Streets, Lot 15  
in Assessor's Block 6656 -- Request for Discretionary Review of  
Building Permit Application No. 9115342 to construct a horizontal  
addition to the existing single-family dwelling and construct a  
second dwelling unit in the house, in an RH-2 (House, Two-Family)  
District.  
a) Consideration of Discretionary Review  
b) Discretionary Review hearing  
(Continued from Regular Meeting of April 16, 1992)

NOTE: This case will be considered together with Case No. 92.050D.

15. 92.050D (Tape IV B: #2120-3161) (Tape IV A: #0000-1285) (BLAUVELT)  
70 CHENERY STREET, west side between 30th and Randall Streets, Lot  
T4A in Assessor's 6656 -- Request for Discretionary Review of  
Building Permit Application No. 912173 to construct a horizontal and  
vertical addition to the existing single-family dwelling and  
construct a second dwelling unit in the house, in an RH-2 (House,  
Two-Family) District.  
a) Consideration of Discretionary Review  
b) Discretionary Review hearing  
(Continued from Regular Meeting of April 16, 1992)

NOTE: This case will be considered together with Case No. 91.699D.

Adjournment — 9:46 P.M.

NOTE ON APPEALS: Commission action on Conditional Uses and reclassifications may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Linda Avery, Administrative Secretary, City Planning Commission, at (415) 558-6414.

#### NOTICE

The following guides are now available at the Zoning Information Counter (Room 502, 450 McAllister Street, open from 10 a.m. to 12 noon and 1 p.m. to 5 p.m. weekdays):

"How to Use the City Planning Code: ZONING QUESTIONS ABOUT PROPERTIES IN RESIDENTIAL (R) ZONING DISTRICTS";

"Guide to Permit Application and Review Procedures in Residential Districts";

"How to Use the City Planning Code: QUESTIONS ABOUT PROPERTIES IN NEIGHBORHOOD COMMERCIAL (NC) ZONING DISTRICTS"; and

"Guide to Permit Application and Review Procedures in Neighborhood Commercial Districts."

CPC:678

## **BRIEFING SCHEDULE FOR THE CITY PLANNING COMMISSION AND PUBLIC PARTICIPATION**

### **PART ONE - BACKGROUND BRIEFING SCHEDULE**

**Date:**                   **Topic:**

May 14, 1992	a. Presentation of Permit Processing, Variance and Violation Abatement procedures, Information and Other Implementation Activities and Services.  b. Overview presentation of Comprehensive Planning Activities. (Continued from 4/23/92)
May 21, 1992	a. Presentation of the "Housing Element of the Master Plan" and associated implementation programs.  b. Status report on Inclusionary Affordable Housing Policy.  c. Presentation of "Residential Design Guidelines" and other materials and activities related to improving design quality and addressing residential development concerns.

### **PART TWO - POLICY OVERVIEW AND DIRECTION - PUBLIC PARTICIPATION ENCOURAGED \***

**Date:**                   **Topic:**

May 28, 1992	Residential Conservation Zoning Controls.
June 4, 1992	Priorities and Need for Comprehensive Planning for Target Areas
June 11, 1992	Discretionary Review Policy and Guidelines.
June 18, 1992	Mission and Priorities for Planning and Permit Processing in San Francisco.
June 25, 1992	Departmental Organization and Goals in Support of Priorities for Planning and Permit Processing

\* Submission of position papers on all these matters at least two weeks in advance of each topic is encouraged.

## RESIDENTIAL CONSERVATION CONTROLS - REZONING PROGRAM

### PROPOSED SCHEDULE OUTLINE - MAY 8, 1992

May 14, 1992	Organizations and the public are requested to provide written comment for review by the Commission and Department staff.
May 21, 1992	Staff presentation of the "Housing Element" and associated implementation programs.
	Staff presentation of "Residential Design Guidelines."
May 28, 1992	Public hearing on Residential Conservation Controls.
June 4, 1992	Planning Commission asks questions, makes comments and / or gives direction to staff on outstanding issues.
June 18, 1992	Written staff response to Planning Commission questions, comments and direction. Material also to be available to public at this time.
June 25, 1992	Public hearing on Staff response. This is the earliest possible date for action by the Commission.
June 25, 1992	Public hearing on the appeal of the Negative Declaration, if appeal is not withdrawn.

ST  
CS  
#21  
5/21/92

NOTE: For information on the next Commission Calendar, please call 558-6422 on Fridays after 3:00 p.m. for a recorded message.

NOTE: Items listed on this calendar will not be heard before the stated time.

NOTE: Speaker Cards will be available at all meetings. They can also be picked up in advance from 6th Floor Reception, Department of City Planning, 450 McAllister.

## DRAFT // SUMMARY

### NOTICE OF MEETING AND CALENDAR

OF THE  
/ SAN FRANCISCO  
/ CITY PLANNING COMMISSION  
REGULAR MEETING  
THURSDAY  
MAY 21, 1992  
ROOM 282, CITY HALL  
12:30 P.M.  
(NOTE START TIME)

DOCUMENTS DEPT.

MAY 26 1992

SAN FRANCISCO  
PUBLIC LIBRARY

ROLL CALL: Commissioners Fung, Elzeey, Boldridge, Levine, Lowenberg, Nothernberg, Karasick, Smith, Unobskey.

NOTE: The Commission will take a short recess at 3:30 p.m.

12:40 P.M.

12:30 P.M.

1. (TAPE 1A: #0000-3168) (TAPE 1B: #0000-3161) (TAPE IIA: #0000-0601) (STAFF)  
WORKSHOP/BRIEFING (Complete Schedule Attached)

PRESENTATIONS  
COMPLETE.

NO ACTION  
REQUIRED

2:30 P.M.

- a. Presentation of the "Housing Element of the Master Plan" and associated implementation programs. (MONTANA & HERRERA)
- b. Status report on Inclusionary Affordable Housing Policy. (MONTANA & HERRERA)
- c. Presentation of "Residential Design Guidelines" and other materials and activities related to improving design quality and addressing residential development concerns. (ARCE)
- \*. WESTWOOD PARK ASSOC. PRESENTATION ON RESIDENTIAL DESIGN GUIDELINES

A. ITEMS TO BE CONTINUED (TAPE IIA: #0690-0770)

ITEMS  
2 - 4b  
CONTINUED  
AS  
SHOWN

2:30 P.M.

2. 91.632E (BILLOVITS)  
150-158 RIPLEY STREET, Appeal of Preliminary Negative Declaration, Assessor's Block 5549, Lots 84 86 and 87. Proposal to construct adjacent two- and three- unit buildings containing a total of five condominium units and eight off-street parking spaces on a vacant hillside site. Conditional Use Authorization would be required to construct the tri-plex structure on two combined lots.  
(Proposed for Continuance to May 28, 1992)

(7-2)

3. 91.635C (ALBERT)  
150 RIPLEY STREET, south side near the intersection of Alabama Street, Lots 84 and 86 in Assessor's Block 5549 -- Request for Conditional Use Authorization to build a three-unit building on a 4,500 square-foot lot within an RH-2 district in Bernal Heights.  
(Proposed for Continuance to May 28, 1992)

4a. 87.081CPCPCPCPS (SKIFFER)  
OCEAN BEACH PARCEL FOUR, Great Highway and Balboa Street, Assessor's Block 1592.  
a. An informational presentation of final building and landscaping plans will be presented to the Commission as required in City Planning Commission Motion No. 13150.  
(Continued from Regular Meeting of May 14, 1992)  
(Proposed for Continuance to May 28, 1992)

4b. 87.081CPCPCPCPS (SKIFFER)  
OCEAN BEACH PARCEL FOUR, Great Highway and Balboa Street, Assessor's Block 1592.  
b. A request for Conditional Use Authorization to amend a condition of a previous conditional use authorization as set forth in City Planning Commission Motion No. 13150 adopted August 15, 1991. The approval was for the fourth phase of a Planned Unit Development authorizing up to 61 housing units on 27 lots. The proposal is to extend the Performance Condition No. 2 in Exhibit A for up to five additional years, August 15, 1999, if property is used for a public purpose. The condition now requires that construction on Parcel Four commence by August 15, 1994.  
(Continued from Regular Meeting of May 14, 1992)  
(Proposed for Continuance to May 28, 1992)

B. PUBLIC COMMENT (TAPE IIA: #0775-1960)

VARIOUS SPEAKERS At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

COMBINED C. COMMISSIONERS' QUESTIONS AND MATTERS - (TAPE IIA: #1965-3160) (TAPE IIB: #0000-009)  
LEVINE: RE RCE HEARINGS & SCHEDULE

D. DIRECTOR'S REPORT

E. CERTIFICATION OF FINAL EIR -- PUBLIC HEARING CLOSED

5. 86.683E (SAHM)

CONTINUED TO 5-28-92 (7-0) SAN FRANCISCO INTERNATIONAL AIRPORT MASTER PLAN; Certification of Final Environmental Impact Report on the Draft Airport Master Plan,

Item 86.683E continued

physical/management design plan for expansion of landside airport facilities and traffic/pedestrian circulation systems, including about 1.5 million sq. ft. of new terminal facilities, about 785,000 sq. ft. of additional air freight facilities, about 7340 new parking spaces, a new ground transportation facility with an automated people mover, about 25 new aircraft gates, and remodel of much of the remaining existing facilities; all planned to be accomplished by 2006.

3:30 P.M.

**G. REGULAR CALENDAR**

6.

CONTINUED TO 5-28-92 (7-0) (KOHLSTRAND)  
TRANSPORTATION AUTHORITY BUDGET Consideration of a resolution authorizing the Department to submit the 1992/93 budget to the Transportation Authority for the Transportation System Management program in the Sales Tax Transportation Expenditure Plan.  
(Continued from Regular Meeting of May 14, 1992)

7.

APPROVED w/ CONDITIONS AS MODIFIED (7-0) (LORD)  
MOTION #: 13353  
112-114 OXFORD STREET, west side between Pioche and Silliman Streets, Lots 3 and 4 in Assessor's Block 5909 -- Request for Variance and Conditional Use Authorization to demolish two dwelling units and encroach into required setbacks to develop a two story RELIGIOUS EDUCATIONAL BUILDING. The proposal is to replace the two existing dwelling units (converted to church use) with a new religious education building which encroaches 18.75 into the required rear yards and 4 feet into the front Legislated setbacks. The new building would provide up to 11 classrooms, a general assembly room, a kitchen and bathrooms. The subject parcels are zoned RH-1 (Single Family Residential, Low Density).  
(Continued from Regular Meeting of April 30, 1992)

8.

CONTINUED TO END OF TODAY'S HEARING (7-0) (HOOD)  
5:05 P.M. TAPE II B: #2530-3161 (TAPE III A: #0000-1312) (TAPE III B: #0495-1595)  
901 POWELL STREET, northwest corner at Sacramento Streets, Lots 33 through 46 in Assessor's Block 223 - Request for an Exception from the low and moderate income provisions of the Subdivision Code for a previously approved 14-unit residential condominium conversion subdivision.

NOTE: ON MAY 7, 1992, THE COMMISSION PASSED A MOTION OF INTENT OF APPROVED WITH CONDITIONS BY A VOTE OF 6-0. COMMISSIONER SMITH WAS ABSENT.

NOTE: FOLLOWING THE ADVICE OF THE CITY ATTORNEY'S OFFICE, ON MAY 14, 1992, THE COMMISSION CONTINUED THIS ITEM TO MAY 21, 1992 FOR A FULL PUBLIC HEARING

9.

APPROVED w/ CONDITIONS (7-0) (NIXON)  
MOTION #: 13354  
92.117C (TAPE III A: #1390-1719) (NIXON)  
640 PALMETTO AVENUE, north side between St. Charles and Chester Avenues, Lots 18, 19 and 45 in Assessor's Bock 7129 - Request for Conditional Use Authorization to adjoin a one-story, 1,367 square foot addition to an existing 150 seat, 1,968 square foot religious meeting hall. The addition would contain a kitchen, a multi-purpose room, and two restrooms. The subject site is located within an RH-1 (House, One-Family) District and 40-X Height and Bulk District.

*APPROVED  
WITH  
CONDITIONS  
AS  
MODIFIED*

*MOTION #:*

*13355*

10. 92.148C (*TAPE IIIA: #1720-3159*) (*TAPE IIIB: #0000-0442*) (BANALES)  
1801-05 HAIGHT STREET, southwest corner of Haight and Shrader Streets; Lot 23 in Assessor's Block 1249 -- Request for Conditional Use Authorization to relocate 2 existing restaurants in the same building within the Haight Street Neighborhood Commercial District per Sections 186.1(b) and 186.2(b) of the Planning Code. The proposal is to move the existing self service restaurant located at 1803 Haight Street to 1805 Haight Street, resulting in an occupancy of 820 square feet as opposed to the previous 770 square feet operation, and to move the existing full service restaurant located at 1805 Haight Street to the spaces occupied by 1801-03 Haight Street, resulting in an occupancy of 2,270 square feet as opposed to the previous 820 square feet operation. The proposal also includes an addition of a 350 square feet office mezzanine area. The total combined floor area of the two restaurants in 3,000 square feet. No other exterior alterations are proposed.

(Continued from Regular Meeting of May 7, 1992)

*6:30 P.M.*

*6:00 P.M.*

SPECIAL DISCRETIONARY REVIEW HEARING

NOTICE: AT APPROXIMATELY 6:00 P.M. THE CITY PLANNING COMMISSION WILL CONVENE INTO A SPECIAL DISCRETIONARY REVIEW HEARING. PROCEDURES GOVERNING SPECIAL DISCRETIONARY REVIEW HEARINGS WILL BE IN EFFECT. THOSE CASES THAT ARE SCHEDULED ON THIS CALENDAR, BUT HAVE NOT BEEN CALLED OR HEARD BY 6:00 P.M., COULD BE CONTINUED TO A LATER TIME OR DATE DETERMINED BY THE COMMISSION.

NOTE: ANY CASE THAT HAS NOT BEEN CALLED OR HEARD BY 9:00 P.M., COULD BE CONTINUED TO A DATE SPECIFIED BY THE COMMISSION.

*No D.R.*

*(6-0)*

*ABSENT: KARASICK*

11. 92.199D (*TAPE IIIB: #0641-2764*) (*TAPE IIIB: #0641-2764*) (PASSMORE/FUNG)  
4724 - 25TH STREET, northside between Grand View Avenue and Fountain Streets, Lot 14 in Assessor's Block 6501 -- Request for Discretionary Review of Building Permit Application No. 9004793 to construct a new 3 story, 2 unit building after demolition of existing single family dwelling in an RH-2 (House, Two-Family) District.

- a) Consideration of Discretionary Review
- b) Discretionary Review hearing

*No D.R.*

*(5-0)*

*ABSENT: BOLDRIDG*

*KARASICK*

12. 91.662D (*TAPE IIIB: #2770-3161*) (*TAPE IIIB: #0000-1578*) (*TAPE IIIB: #0000-1578*) (BERKOWITZ)  
1446 COLE STREET, east side between 17th Street and Carmel Street, Lot 16 in Assessor's Block 1291 - Discretionary Review of Building Permit Application No. 9103298 for the construction of a horizontal and vertical addition to a single-family house in an RH-2 (House, Two-Family) District.

- a) Consideration of Discretionary Review
- b) Discretionary Review hearing

13. 91.747D (TAPE IV A: #1584-2907) (BERKOWITZ)

No D.R. 354 ALLISON STREET, west side between Brunswick and Hanover Streets, Lot 10 in Assessor's Block 6486 - Discretionary Review of Building Permit Application No. 9118469 for the construction of a two-story rear yard addition to a single family house in an RH-1 (House, One-Family) District.

(5-0) SENT: BOLDRIDGE  
KARASICK  
a) Consideration of Discretionary Review  
b) Discretionary Review hearing

14. 92.116D (TAPE IV A: #2918-3157) (TAPE IV B: #0000-1658) (BERKOWITZ)

To D.R. 482 HAZELWOOD AVENUE, north side between Globe Alley and Casitas Avenue, Lot 11 in Assessor's Block 3005 D - Discretionary Review of Building Permit Application No. 9123364 for the construction of a two-story rear yard addition to a single family house in an RH-1(D) (House, One-Family, Detached Dwellings) district.

(5-0) SENT: BOLDRIDGE  
KARASICK  
a) Consideration of Discretionary Review  
b) Discretionary Review hearing

CONTINUED 15. 91.160D (TAPE IV B: #1665-1774) (BERKOWITZ)

0 6-4-92 (5-0) 415 - 44TH AVENUE, west side between Point Lobos and Clement Street, Lot 4 in Assessor's Block 1476 - Discretionary Review of Building Permit Application No. 9020569 for the construction of a horizontal and vertical addition in an RH-2 (House, Two-Family) district.

SENT: BOLDRIDGE  
KARASICK (Continued from Regular Meeting of April 23, 1992)

Adjournment 9:10 p.m.

NOTE ON APPEALS: Commission action on Conditional Uses and reclassifications may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Linda Avery, Administrative Secretary, City Planning Commission, at (415) 553-6414.

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2. "Guide to Permit Application and Review Procedures in Residential Districts";
3. "How to Use the City Planning Code: QUESTIONS ABOUT PROPERTIES IN NEIGHBORHOOD COMMERCIAL (NC) ZONING DISTRICTS"; and
4. "Guide to Permit Application and Review Procedures in Neighborhood Commercial Districts."

## **BRIEFING SCHEDULE FOR THE CITY PLANNING COMMISSION AND PUBLIC PARTICIPATION**

### **PART ONE - BACKGROUND BRIEFING SCHEDULE**

<b>Date:</b>	<b>Topic:</b>
May 14, 1992	<ul style="list-style-type: none"><li>a. Presentation of Permit Processing, Variance and Violation Abatement procedures, Information and Other Implementation Activities and Services.</li><li>b. Overview presentation of Comprehensive Planning Activities. (Continued from 4/23/92)</li></ul>
May 21, 1992	<ul style="list-style-type: none"><li>a. Presentation of the "Housing Element of the Master Plan" and associated implementation programs.</li><li>b. Status report on Inclusionary Affordable Housing Policy.</li><li>c. Presentation of "Residential Design Guidelines" and other materials and activities related to improving design quality and addressing residential development concerns.</li></ul>

### **PART TWO - POLICY OVERVIEW AND DIRECTION - PUBLIC PARTICIPATION ENCOURAGED \***

<b>Date:</b>	<b>Topic:</b>
May 28, 1992	Residential Conservation Zoning Controls.
June 4, 1992	Priorities and Need for Comprehensive Planning for Target Areas
June 11, 1992	Discretionary Review Policy and Guidelines.
June 18, 1992	Mission and Priorities for Planning and Permit Processing in San Francisco.
June 25, 1992	Departmental Organization and Goals in Support of Priorities for Planning and Permit Processing

\* Submission of position papers on all these matters at least two weeks in advance of each topic is encouraged.

## RESIDENTIAL CONSERVATION CONTROLS - REZONING PROGRAM

### PROPOSED SCHEDULE OUTLINE - MAY 8, 1992

May 14, 1992	Organizations and the public are requested to provide written comment for review by the Commission and Department staff.
May 21, 1992	Staff presentation of the "Housing Element" and associated implementation programs.
	Staff presentation of "Residential Design Guidelines."
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June 4, 1992	Planning Commission asks questions, makes comments and / or gives direction to staff on outstanding issues.
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June 25, 1992	Public hearing on the appeal of the Negative Declaration, if appeal is not withdrawn.



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## DRAFT SUMMARY

### NOTICE OF MEETING AND CALENDAR

OF THE  
SAN FRANCISCO  
CITY PLANNING COMMISSION  
REGULAR MEETING  
THURSDAY  
MAY 28, 1992  
ROOM 282, CITY HALL  
12:30 P.M.  
(NOTE START TIME)

### DOCUMENTS DEPT.

JUN 1 1992

SAN FRANCISCO  
PUBLIC LIBRARY

ROLL CALL: Commissioners Fung, ~~Ekey~~/Boldridge, Levine, Lowenberg,  
~~Lowenberg~~/Karasick, Smith, Unobskey.

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NOTE: The Commission will take a short recess at 3:30 p.m.  
-----

12:43 P.M.  
12:30 P.M.

#### A. ITEMS TO BE CONTINUED

ITEMS  
1-3  
CONTINUED  
AS  
INDICATED  
(5-0)  
SENT:  
BOLDRIDGE  
KARASICK

1. 91.478E (GITELMAN)  
KANSAS/DE HARO RESIDENTIAL DEVELOPMENT, Assessor's Block 3956, Lot 7, and Block 3936, Lot 2. Appeal of a Preliminary Negative Declaration for a proposal to construct up to 60 dwelling units on two segments of a former railroad right-of-way between the intersections of 15th & Kansas, and 17th & De Haro Streets. (PROPOSED FOR CONTINUANCE TO A INDEFINITELY FUTURE DATE, PENDING RECEIPT OF CONDITIONAL USE APPLICATION)
2. 91.214E, 91.215E, 91.327E, 91.328E (GALLAGHER)  
Residential Conservation Controls (RCC) and Demolition and Extensive Alteration Controls -- Appeal of a Preliminary Negative Declaration on four proposed ordinances. SPEAKER: JOHN BARDIS  
(Proposed to be continued to June 25, 1992)
3. 91.306EZ (MEDINA)  
4220 ARMY STREET, north side, between Castro and Diamond Streets. Lots 40 and 46 of Assessor's Block 6562 -- Request for reclassification of the two lots from RM-1 (Mixed-Low Density) and RH-1 (House-Single Family) to RM-3 (Mixed-Medium Density). The project is intended to legalize two (currently illegal) units in an existing 38 unit building. Although no physical change is proposed at this time, the re-zoning would increase the number of permitted units on the site to a total of 51.  
(Proposed for Continuance to July 16, 1992)

B. PUBLIC COMMENT (TAPE IA: #0398-1722)VARIOUS  
SPEAKERS

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

C. COMMISSIONERS' QUESTIONS AND MATTERS —NONE

HEARD AFTER  
ITEM #4 D. DIRECTOR'S REPORT 1. COSTCO HOUSING CONTRIBUTION (TAPE IA: #2200-2794)  
2. SPUR'S HOUSING REPORT (TAPE II A: #3135-3157) (TAPE II B: #0000-1260)

E. CERTIFICATION OF FINAL EIR -- PUBLIC HEARING CLOSED

4. 86.683E (TAPE IA: #1760-2170) (SAHM)  
APPROVED  
CERTIFICATION  
(6-0)  
ABSENT:  
BOLDRIDGE  
MOTION #: 13356  
SAN FRANCISCO INTERNATIONAL AIRPORT MASTER PLAN; Certification of Final Environmental Impact Report on the Draft Airport Master Plan, physical/management design plan for expansion of landside airport facilities and traffic/pedestrian circulation systems, including about 1.5 million sq. ft. of new terminal facilities, about 785,000 sq. ft. of additional air freight facilities, about 7340 new parking spaces, a new ground transportation facility with an automated people mover, about 25 new aircraft gates, and remodel of much of the remaining existing facilities; all planned to be accomplished by 2006.  
(Continued from Regular Meeting of May 21, 1992)

F. REGULAR CALENDAR

5. (KOHLSTRAND)  
WITHOUT HEARING, TRANSPORTATION AUTHORITY BUDGET Consideration of a resolution  
CONTINUED TO 6-11-92 authorizing the Department to submit the 1992/93 budget to the  
(5-0) Transportation Authority for the Transportation System Management  
program in the Sales Tax Transportation Expenditure Plan.  
(Continued from Regular Meeting of May 21, 1992)

ABSENT: BOLDRIDGE  
KARASICK  
ba. 87.081CPCPCPS (TAPE II A: #3059-3120) (SKIFFER)  
ON ADVICE OF CITY ATTORNEY THE  
COMMISSION WENT INTO EXECUTIVE SESSION TO CONFER ON THIS MATTER PURSUANT TO GOVERNMENT CODE § 54956.9(a)(b)(1).  
a. An informational presentation of final building and landscaping plans will be presented to the Commission as required in City Planning Commission Motion No. 13150.  
(Continued from Regular Meeting of May 21, 1992)

THE COMMISSION TOOK NO ACTION DURING EXECUTIVE SESSION.  
ITEMS 6a & b WERE CONTINUED TO 6-11-92  
(7-0) b. A request for Conditional Use Authorization to amend a condition

## Item 87.081CPCPCP CPS continued

of a previous conditional use authorization as set forth in City Planning Commission Motion No. 13150 adopted August 15, 1991. The approval was for the fourth phase of a Planned Unit Development authorizing up to 61 housing units on 27 lots. The proposal is to extend the Performance Condition No. 2 in Exhibit A for up to five additional years, August 15, 1999, if property is used for a public purpose. The condition now requires that construction on Parcel Four commence by August 15, 1994.

(Continued from Regular Meeting of May 21, 1992)

NEG. DEC. 7\*  
4PHELD  
(7-0)  
MOTION #:  
13357

91.632E (TAPE 1A: #2860-3174) (TAPE 1B: #0000-2275) (BILLOVITS) /SAHM  
150-158 RIPLEY STREET, Appeal of Preliminary Negative Declaration, Assessor's Block 5549, Lots 84 86 and 87. Proposal to construct adjacent two- and three-unit buildings containing a total of five condominium units and eight off-street parking spaces on a vacant hillside site. Conditional Use Authorization would be required to construct the tri-plex structure on two combined lots.

Continued from Regular Meeting of May 21, 1992)

PUBLIC HEARING 8\*  
CLOSED. INTENT TO  
APPROVE W/  
CONDITIONS (7-0).  
FINAL LANGUAGE  
6-11-92

91.635C (TAPE 1B: #2279-3181) (TAPE II A: 0000-3015) (ALBERT)  
150 RIPLEY STREET, south side near the intersection of Alabama Street, Lots 84 and 86 in Assessor's Block 5549 -- Request for Conditional Use Authorization to build a three-unit building on a 4,500 square-foot lot within an RH-2 district in Bernal Heights.

(Continued from Regular Meeting of May 21, 1992)

\*ITEMS 7 & 8 WERE TAKEN OUT OF ORDER & HEARD BEFORE ITEMS 6 & 9.

NOTE: The Commission will take a short recess at 3:30 p.m.

5:00 P.M.

PUBLIC HEARING ON THE RESIDENTIAL CONSERVATION CONTROLS. ORGANIZATIONS AND/OR INDIVIDUALS WISHING TO GIVE PRESENTATIONS BEFORE THE COMMISSION SHOULD CONTACT THE COMMISSION'S SECRETARY AT 558-6407.

PUBLIC HEARINGS ON THIS MATTER WILL BE SCHEDULED FOR AT LEAST THE NEXT THREE WEEKS. EACH SESSION WILL BE LIMITED TO TWO AND ONE HALF HOURS AND WILL START AT 5:00 P.M. PRESENTATIONS BY ORGANIZED GROUPS WILL BE GIVEN PRIORITY. HOWEVER, EACH SESSION WILL HAVE AT LEAST ONE HALF HOUR FOR GENERAL PUBLIC COMMENTS.

THE SCHEDULE FOR THIS THURSDAY IS AS FOLLOWS:

(TAPE II B: #1800-3157) (TAPE III A: #0000-2520)

A. PRESENTATION BY FORMER MEMBERS OF THE CITY PLANNING COMMISSION - BIERMAN, MU, MORALES

6:45 p.m. B. PRESENTATION BY THE COALITION OF SAN FRANCISCO NEIGHBORHOODS - VARIOUS SPEAKERS

C. GENERAL PUBLIC COMMENT

8:25 p.m. 9.

91.215ET (TAPE IV A: #1000-2788)

(HORTON)

ITEMS 9-13 WERE  
HEARD TOGETHER. ACTION  
TAKEN ON #13

RESIDENTIAL CONSERVATION CONTROLS - Public hearing on the proposed ordinance initiated as permanent controls.

Note: This RCC proposal was initiated in June 1991 as two ordinances, one containing regulations concerning building form, parking, notice

## Item 91.215ET continued

and review procedures while the other dealt with demolition and extensive alteration controls. The two ordinances have been revised and combined in one document and are proposed to be reinitiated as described in the following calendered item number 92.288ET.  
(Continued from Regular Meeting of April 30, 1992)  
(Proposed to be withdrawn and replaced by 92.288ET)

10. 91.328ET (*TAPE IV: #1000-2788*) (HORTON)  
RESIDENTIAL DEMOLITION AND EXTENSIVE ALTERATION CONTROLS - Public hearing on the proposed ordinance initiated as permanent controls.  
Note: This RCC proposal was initiated in June 1991 as two ordinances, one containing regulations concerning building form, parking notice and review procedures, and the other dealing with demolition and extensive alteration controls. The two ordinances have been revised and combined in one document and are proposed to be reinitiated as described in the following calendered item number 92.288ET.  
(Continued from Regular Meeting of April 30, 1992)  
(Proposed to be withdrawn and replaced by 92.288ET)

11. 90.539Z (*TAPE IV: #1000-2788*) (HORTON)  
RESIDENTIAL CONSERVATION CONTROLS - PERMANENT RECLASSIFICATIONS OF VARIOUS LOTS FROM RH-3 and RM DISTRICT DESIGNATIONS TO RH-2, RH-1, and RH-1(D) DESIGNATIONS AND ONE LOT FROM RH-3 TO RM-2.  
Note: This RCC proposal was initiated in August 1990 as part of three ordinances, one proposing text amendments to the Planning Code, the next proposing mapping of permitted building height and depth, and third the above-calendared map reclassifications. The two first ordinances were withdrawn in 1991. The reclassifications are no longer recommended by the Department and are therefore recommended to be withdrawn.  
(Continued from Regular Meeting of April 30, 1992)  
(Proposed to be withdrawn)

12. 92.287ET (*TAPE IV A: #1000-2788*) (HORTON)  
RESIDENTIAL CONSERVATION CONTROLS (RCC-D) Resolution initiating the Residential Conservation Controls as interim controls for a period not to exceed 6 months. The proposed ordinance contains provisions for height, rear yard and building design to redefine the potential building form and appearance of new construction and alteration of buildings in R-districts and require compliance with the Residential Design Guidelines. Off-street parking requirements are proposed to be increased for new development and alterations in RH-1 (D), RH-1, RH-1(S) and RH-2 districts the dimensions for off-street parking spaces are proposed to be reduced citywide. Demolition and extensive alteration is proposed to be prohibited in RH-1 (D), RH-1 RH-1(S) and RH-2 districts, and approval of the replacement structure will be required prior to issuing a demolition or extensive alteration permit. Procedures for notification and review of building permit applications are also proposed and definitions are included. The ordinance also proposes to charge a fee for exceptions from the upper story area reduction and to allow Code required rehabilitation of non-complying structures. The proposed ordinance will be applicable to all RH and RM districts including the Nob Hill Special Use District, the Dolores Heights Special Use District and the Bernal Heights Special Use District.

ACTION TAKEN  
ON ITEM 13  
WITHDRAWN  
ITEMS 9 & 10.

WITHDRAWN

APPROVED  
(6-0)  
ABSENT:  
BOLDRIDGE

RESOLUTION #:  
13359

THIS ACTION WAS  
TAKEN AFTER  
ACTION WAS  
( COMPLETE  
FOR ITEM  
#13.

APPROVED 13. 92.288ET (TAPe IVA: #1000-2788) (HORTON)  
(6-0) Residential Conservation Controls (RCC-D) (combining previous case  
numbers 91.215ET and 91.328ET) Resolution initiating the Residential  
Conservation Controls as permanent controls. (For a description of  
the ordinance see 92.287ET above)  
RESOLUTION #13358

Adjournment - 9:00p.m.

NOTE ON APPEALS: Commission action on Conditional Uses and reclassifications may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Linda Avery, Administrative Secretary, City Planning Commission, at (415) 558-6414.

CPC:682



SF  
LSS  
#21  
6/4/92

NOTE: For information on the next Commission Calendar, please call 558-6422 on Fridays after 3:00 p.m. for a recorded message.

NOTE: Items listed on this calendar will not be heard before the stated time.

NOTE: Speaker Cards will be available at all meetings. They can also be picked up in advance from 6th Floor Reception, Department of City Planning, 450 McAllister.

DRAFT SUMMARY  
~~NOTICE OF MEETING AND CALENDAR~~

OF THE  
SAN FRANCISCO  
CITY PLANNING COMMISSION  
REGULAR MEETING  
THURSDAY  
JUNE 4, 1992  
ROOM 282, CITY HALL  
12:30 P.M.  
(NOTE START TIME)

DOCUMENTS ARE:

JUN 9 1992

SAN FRANCISCO  
PUBLIC LIBRARY

ROLL CALL: Commissioners Fung, Elzey/Boldridge, Levine, Lowenberg,  
Nathenberg/Karasick, Smith, Unobskey.

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NOTE: The Commission will take a short recess at 3:30 p.m.  
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12:43 P.M.  
12:30 P.M.

A. ITEMS TO BE CONTINUED (TAPE 1A: #0000-0330)

ITEMS  
1-6  
CONTINUED  
AS  
INDICATED  
(4-0)

ABSENT: 2.  
BELDRIDGE  
SMITH  
UNOBSKEY

1. 92.123C (GREEN)  
2369 MARKET STREET, south side between 17th and Noe Streets; Lot 36  
in Assessor's Block 3563 -- Request for Conditional Use Authorization  
to install a Pool Table and establish Dancing, both defined as OTHER  
ENTERTAINMENT Commercial Activity by Section 790.38 of the Planning  
Code within an existing second story bar located in the Upper Market  
Street Neighborhood Commercial District. The proposal is to add one  
pool table increasing the total number of pool tables to 2, and to  
allow dancing to pre-recorded music Thursday thru Sunday within the  
existing second floor bar.  
(Proposed for continuance to July 9, 1992)

2. 91.597D (BLAUVELT)  
2029 KIRKHAM STREET, south side between 24th and 25th Avenues, Lot 25  
in Assessor's Block 1870 -- Request for Discretionary Review of  
Building Permit Application No. 9111383 to construct a horizontal and  
vertical addition to the existing single-family dwelling and  
construct a second dwelling unit in the house, in an RH-2 (House,  
Two-Family) District.  
a) Consideration of Discretionary Review  
b) Discretionary Review hearing  
(Continued from Regular Meeting of May 14, 1992)  
(Proposed for continuance to June 25, 1992)

3. 91.160D (BERKOWITZ)  
415 - 44TH AVENUE, west side between Point Lobos and Clement Street, Lot 4 in Assessor's Block 1476 - Discretionary Review of Building Permit Application No. 9020569 for the construction of a horizontal and vertical addition in an RH-2 (House, Two-Family) district.  
(Continued from Regular Meeting of May 21, 1992)  
(Proposed for Continuance to June 11, 1992)

4. 92.273T (BAUMAN)  
UNREINFORCED MASONRY BUILDINGS located citywide. Board of Supervisors Text Amendment of City Planning Code Sections 181, 188 1005 and 1111.1. These amendments would permit nonconforming uses to continue following required seismic retrofitting of unreinforced masonry buildings; permit a noncomplying structure to exist following required retrofit of unreinforced masonry buildings and permit minor modifications to Planning Code Requirements in certain modifications to Planning Code Requirements in certain circumstances; provide a limited exemption of required retrofit activities of unreinforced masonry buildings designated as landmarks or as contributory building in historic districts; provide a limited exemption for required seismic retrofit activities of unreinforced masonry buildings designated as Significant or Contributory Building or any Category V Building in a conservation district. Section 1005, as amended, would require adoption of the "UMB Retrofit Architectural Design Guidelines."  
(Proposed for Continuance to June 18, 1992)

5. 92.275D (FUNG/PASSMORE)  
105 MIDCREST, southwest corner of Twin Peaks Boulevard, Lot 22 in Assessor's Block 2823B. - Request for Discretionary Review of Building Permit Application No. 9023208 to construct ~~one~~ new one two-bedroom one-family house with a gross floor area of approximately 2090 square feet and one off-street parking space.  
(Proposed for Continuance to June 11, 1992) a) CONSIDERATION OF U.R.  
b) D.R. HEARING

6. 92.055C (PAEZ)  
698 PRECITA AVENUE, southwest corner at York Street, Lot 1 in Assessor's Block 5514. Request for authorization of a conditional use to establish a live/work unit within the ground floor portion of an existing residential building located in an RH-2 (Residential, House, Two-Family) District within the Bernal Heights Special Use District.  
(Proposed for Continuance to June 25, 1992)

B. PUBLIC COMMENT (TAPE 1A: #0340 - 0910)

*At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing,*

*Michael Page re: IN-LAW UNITS LEGISLATION*

## Public Comment continued

your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

## C. COMMISSIONERS' QUESTIONS AND MATTERS (TAPE 1A: # 0913 -1406)

LT. VINE: ① REVISED BEAUTY CONTEST RULES; ② TRANSIT BUDGET; ③ VIOLATION ASSESSMENT BACKLOG  
D. DIRECTOR'S REPORT ④ PIONEER MONUMENT RELOCATION; ⑤ REQUESTED COPY OF CHAL REPORT

7. ~~MAVER'S BUDGET FOR THE CITY & WHERE DCP FITS IN.~~  
~~CAT/POLY PROGRAM~~

(BLAUVELT/PASSMORE)

ITEMS  
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## F. REGULAR CALENDAR

11. 90.266Q (TAPE 1A: #2630-3160) (TAPE 1B: #0000-1295) (HOOD)

APPROVED  
w/ CONDITIONS  
AS MODIFIED  
(5-0) ABSENT:  
SMITH & UNIORSKEY  
MOTION #: 13360  
12. 92.130C (TAPE 1A: #0000-0330) (BERGDOLL)

WITHOUT  
HEARING,  
CONTINUED TO  
6-18-92  
(4-0)  
ABSENT: BOLDRIDGE  
SMITH  
UNIORSKEY  
CONTINUED FROM 5-21-92  
1230 GRANT AVENUE, east side between Columbus Avenue and Vallejo  
Street; Lot 15, in Assessor's Block 145 - Request for Conditional Use  
Authorization to establish a FULL SERVICE RESTAURANT as defined in  
Section 790.92 of the Planning Code on the ground floor of an  
existing four-story mixed-use building within the North Beach  
Neighborhood Commercial District. The proposal is to install a  
restaurant with seating for up to forty (40) persons, in  
approximately 1,240 gross square feet of floor area.  
(Continued from Regular Meeting of May 14, 1992)

13. 92.068C (TAPE 1A: #0000-0330) \* (TAPE 1B: #1325-1480) (GREEN)

WITHOUT HEARING,  
CONTINUED TO  
6-18-92  
(4-0) ABSENT:  
BOLDRIDGE & SMITH  
& UNIORSKEY  
\* RESCIND  
EARLIER VOTE  
& CONTINUED  
TO 7-9-92  
(5-0) ABSENT: SMITH & UNIORSKEY  
3134 - 24TH STREET, north side, between Folsom and Shotwell Streets;  
Lot 16 in Assessor's Block 3641 -- Request for Conditional Use  
Authorization to convert a ground floor garage to a commercial space  
and the elimination of required off-street residential parking for an  
existing building within the 24th Street Mission Neighborhood  
Commercial District. The proposal is to convert the existing  
basement garage to a commercial space approximately 1,168 square feet  
in size to be occupied by a commercial activity upon completion. The  
conversion also results in the elimination of required off-street  
parking for the four existing dwelling units on the two floors above.  
(Continued from Regular Meeting of May 7, 1992)

14. 92.122C (TAPE 1B: # ~~1485~~ - 3159) (TAPE 2A: #0000-0354) (GREEN)

PUBLIC HEARING  
CLOSED.  
INTENT TO  
APPROVE WITH  
CONDITIONS  
FINAL LANGUAGE  
6-18-92  
(5-0)  
ABSENT: SMITH  
UNIORSKEY  
427-31 - 14TH STREET, south side between Guerrero and Valencia  
Streets; Lot 29 in Assessor's Block 3546 -- Request for Conditional  
Use Authorization to extend the termination date for an existing  
Non-Conforming Commercial Establishment and to amend a condition of  
the previous authorization as set forth in City Planning Commission  
Resolution No. 9186 for property within an RM-1 Low Density  
District. The proposal is to extend the termination date for an  
existing non-conforming upholstery shop operating within the ground  
floor of an existing three story building and to allow a transfer of  
the operation to a new party as originally prohibited by the previous  
authorization.

4:00 P.M. 4:03 P.M.

PUBLIC HEARING ON THE RESIDENTIAL CONSERVATION CONTROLS. ORGANIZATIONS  
AND/OR INDIVIDUALS WISHING TO GIVE PRESENTATIONS BEFORE THE COMMISSION  
SHOULD CONTACT THE COMMISSION'S SECRETARY AT 558-6407.

PUBLIC HEARINGS ON THIS MATTER WILL BE SCHEDULED FOR AT LEAST THE NEXT  
THREE WEEKS. EACH SESSION WILL BE LIMITED TO TWO AND ONE HALF HOURS AND  
WILL START ~~AT~~ 5:00 P.M. PRESENTATIONS BY ORGANIZED GROUPS WILL BE GIVEN  
AROUND 7:00 P.M.

AT THE STAR  
OF THE R.C.  
HEARING, THE  
ACTING DIRECTOR  
LU BLAZET,  
STATED FOR  
THE RECORD  
THAT SHE OWNED  
TWO SINGLE  
FAMILY —

PRIORITY. HOWEVER, EACH SESSION WILL HAVE AT LEAST ONE HALF HOUR FOR GENERAL PUBLIC COMMENTS. ORGANIZATIONS ONLY WILL BE ALLOWED UP TO 10 MINUTES EACH AT THE END OF THE PUBLIC HEARINGS TO MAKE COMMENTS. THESE PRESENTATIONS WILL BE IN REVERSE ORDER TO THE SCHEDULE FOR ORGANIZATION'S PRESENTATIONS.

(TAPE ZZA: #0360-1.ND) (TAPE ZZB: A14) (TAPE ZZA: #0000-2500)

THE SCHEDULE FOR THIS THURSDAY IS AS FOLLOWS:

PRESENTATIONS  
COMPLETE.

No  
ACTION  
REQUIRED.

- A. PRESENTATION BY WEST OF TWIN PEAKS COUNCIL/FORREST HILL ASSOCIATION (10 MIN.)
- B. PRESENTATION BY AMERICAN INSTITUTE OF ARCHITECTS (1 HOUR)
- C. PRESENTATION BY THE POTRERO HILL BOOSTERS (30 MIN.)
- D. PRESENTATION BY DEHNART QUEEN, CEO, SMALL BUSINESS DEVELOPMENT CORP. (15 MIN.)
- E. GENERAL PUBLIC COMMENTS ON RESIDENTIAL CONSERVATION CONTROLS

ITEMS  
15 & 16

15. 92.287ET (HORTON)

RESIDENTIAL CONSERVATION CONTROLS (RCC-D) Consideration of the Residential Conservation Controls as interim controls for a period not to exceed 6 months. The proposed ordinance contains provisions for height, rear yard and building design to redefine the potential building form and appearance of new construction and alteration of buildings in R-districts and require compliance with the Residential Design Guidelines. Off-street parking requirements are proposed to be increased for new development and alterations in RH-1 (D), RH-1, RH-1(S) and RH-2 districts the dimensions for off-street parking spaces are proposed to be reduced citywide. Demolition and extensive alteration is proposed to be prohibited in RH-1 (D), RH-1 RH-1(S) and RH-2 districts, and approval of the replacement structure will be required prior to issuing a demolition or extensive alteration permit. Procedures for notification and review of building permit applications are also proposed and definitions are included. The ordinance also proposes to charge a fee for exceptions from the upper story area reduction and to allow Code required rehabilitation of non-complying structures. The proposed ordinance will be applicable to all RH and RM districts including the Nob Hill Special Use District, the Dolores Heights Special Use District and the Bernal Heights Special Use District.

16. 92.288ET (HORTON)

RESIDENTIAL CONSERVATION CONTROLS (RCC-D) Consideration of the Residential Conservation Controls as permanent controls. (For a description of the ordinance see 92.287ET above)

HUSP> 114  
SAN FRANCISCO  
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THIS STATEMENT  
WAS MADE ON  
ADVICE OF THE  
CITY ATTORNEY  
OFFICE.

~~6:50~~  
~~6:30 P.M.~~

## SPECIAL DISCRETIONARY REVIEW HEARING

NOTICE: AT APPROXIMATELY 6:30 P.M. THE CITY PLANNING COMMISSION WILL CONVENE INTO A SPECIAL DISCRETIONARY REVIEW HEARING. PROCEDURES GOVERNING SPECIAL DISCRETIONARY REVIEW HEARINGS WILL BE IN EFFECT. THOSE CASES THAT ARE SCHEDULED ON THIS CALENDAR, BUT HAVE NOT BEEN CALLED OR HEARD BY 6:30 P.M., COULD BE CONTINUED TO A LATER TIME OR DATE DETERMINED BY THE COMMISSION.

NOTE: ANY CASE THAT HAS NOT BEEN CALLED OR HEARD BY 9:00 P.M., COULD BE CONTINUED TO A DATE SPECIFIED BY THE COMMISSION.

17. 90.578E (~~TAPE IIIA: #2535-2995~~) (ROGERS)  
NEG. DEC.  
UPHELD.  
(5-0)  
ABSENT: SMITH  
UNOBSKEY  
MOTION #.1336 / Discretionary Review  
 3600 FILMORE STREET, Appeal of Preliminary Negative Declaration, Assessor's Block 4367F, Lot 20. Proposal to construct, on the site of a demolished service station, a new four-story-over-basement building. There would be 33 residential units in four stories above grade and 33 parking spaces in a garage below grade. A Variance is required from the 25% rear yard requirement and there is a request of

18. 90.578DV (~~TAPE IIIA: #3600-3152~~) (~~TAPE IIIB: #0000-2815~~) (BLAUVELT)  
NO  
(a)  
D. R.  
(5-0)  
ABSENT: SMITH  
UNOBSKEY  
 3600 FILMORE STREET, northeast corner of Fillmore and Bay Streets, Lot 20 in Assessor's Block 436F -- Request for Discretionary Review of Building Permit Application No. 9019134 to construct a new four-story, 33-unit residential building over an underground parking garage on the currently vacant lot, in an RM-3 (Residential, Mixed, Medium Density) district.  
 a) Consideration of Discretionary Review  
 b) Discretionary Review hearing

ZONING 18. 90.578V (SAME AS #18a) (BLAUVELT)  
ADMINISTRATOR (b) 3600 FILMORE STREET, In addition to above, a Variance from the rear yard requirements of Section 134 of the Planning Code is sought from the Zoning Administrator. The proposed building covers the entire lot frontage along both Fillmore and Bay Streets, with an open yard on ground level in the interior (northeast) corner of the lot, rather than along the entire length of either the north or east property lines. (The Commission does not have jurisdiction over the variance; however, the Zoning Administrator will be present and testimony will be received on both the Discretionary Review and the Variance at this time.)  
CLOSED THE PUBLIC  
HEARING, WRITTEN  
COMMENTS WILL  
BE ACCEPTED  
UNTIL 5p.m.,  
6-5-92.

19. 92.183D (~~TAPE IV A: #0930-3155~~) (~~TAPE IV B: #0000-1238~~) (BLAUVELT)  
PUBLIC  
HEARING CLOSED,  
CONTINUED TO  
6-18-92  
(5-0)  
ABSENT: SMITH  
UNOBSKEY  
 2234 BEACH STREET, north side between Baker and Broderick Streets, Lot 9 in Assessor's Block 915 -- Request for Discretionary Review of Building Permit Application No. 9202696 to add a third floor to the existing two-story, two-unit residential building, in an RH-2 (House, Two-Family) District.  
 a) Consideration of Discretionary Review  
 b) Discretionary Review hearing

\* 20. 91.702D (TAPE III B: #2900-3152) (TAPE III A: #0000-0915) (BLAUVELT)  
573 SOUTH VAN NESS, east side between 16th and 17th Streets, Lot 8 in  
Assessor's Block 3571 -- Staff-initiated request for Discretionary  
Review of Building Permit Application No. 9111136 to legalize the  
conversion of a building from five dwelling units on three stories to  
two dwelling units on the top floor over two floors of commercial  
occupancy, in a C-M (Heavy Commercial) District.  
a) Consideration of Discretionary Review  
b) Discretionary Review hearing  
(Continued from Regular Meeting of February 20, 1992)

Adjournment 9:30 p.m.

NOTE ON APPEALS: Commission action on Conditional Uses and reclassifications  
may be appealed to the Board of Supervisors within 30 days. Call (415)  
554-5184 for information. Commission actions after Discretionary Review may  
be appealed to the Board of Permit Appeals within 15 days of actions by the  
Central Permit Bureau. Call (415) 554-6720 for information. Zoning  
Administrator action on a Variance application may be appealed to the Board of  
Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Linda  
Avery, Administrative Secretary, City Planning Commission, at (415) 558-6414.

#### NOTICE

Copies of the proposed Residential Conservation Controls ordinance are  
available for \$12 at the Department of City Planning, 4th floor Reception  
Desk, between 8:00 a.m. and 5:00 p.m. weekdays. The proposal may also be  
reviewed at the Main Library and all Branch Libraries and at the Zoning  
Information Counter at the Department of City Planning, 5th floor, Room 502,  
from 10:00 a.m. to 12:00 p.m. and from 1:00 p.m. to 5:00 p.m. weekdays.

CPC:683

## RESIDENTIAL CONSERVATION CONTROLS - REZONING PROGRAM

### PROPOSED SCHEDULE OUTLINE - MAY 22, 1992

May 28, 1992	Public hearing on Residential Conservation Controls.
June 4, 1992	Public hearing on Residential Conservation Controls.
June 11, 1992	Public hearing on Residential Conservation Controls.
June 18, 1992	Additional time for public comment if required.
June 18, 1992	Planning Commission asks questions, makes comments and / or gives direction to staff on outstanding issues.
July 9, 1992	Written staff response to Planning Commission questions, comments and direction. Material also to be available to public at this time.
July 23, 1992	Public hearing on Staff response. This is the earliest possible date for action by the Commission. The CPC action will be preceded by a public hearing on the appeal of the Negative Declaration, if appeal is not withdrawn.

SF  
CS5  
#21  
6/11/92

# DRAFT SUMMARY

## ADDENDUM

NOTICE OF MEETING AND CALENDAR  
OF THE  
/ SAN FRANCISCO  
// CITY PLANNING COMMISSION  
REGULAR MEETING

THURSDAY  
/ June 11, 1992  
ROOM 282, CITY HALL  
4:00 P.M.

DOCUMENTS FROM

JUN 16 1992

SAN FRANCISCO  
PUBLIC LIBRARY

4:00 P.M.

NOTICE IS HEREBY GIVEN of an addition to the Notice of Meeting and Calendar of the Regular Meeting of the San Francisco City Planning Commission for June 11, 1992. The following items were continued from the Commission's meeting of June 4, 1992, to June 11, 1992, but were inadvertently omitted from the Calendar:

10 TO APPROVE  
/ CONDITIONS  
1-0) ABSENT:  
ING LEVINE & SMITH  
FL: 6-18-92  
PUBLIC HEARING CLOSED

A1. 91.160D (TAPE IIA: #2304-3156) (TAPE IIB: #0000-1770) (BERKOWITZ)  
415 - 44TH AVENUE, west side between Point Lobos and Clement Street,  
Lot 4 in Assessor's Block 1476 - Discretionary Review of Building  
Permit Application No. 9020569 for the construction of a horizontal  
and vertical addition in an RH-2 (House, Two-Family) district.  
(Continued from Regular Meeting of June 4, 1992)

X/0 D. R.  
(4-0)

ABSENT: FUNG  
LEVINE  
SMITH

92.275D (TAPE IIB: #1830-3155) (TAPE IIA: #0000-0818) (FUNG/PASSMORE)  
105 MIDCREST, southwest corner of Twin Peaks Boulevard, Lot 22 in  
Assessor's Block 2823B. - Request for Discretionary Review of  
Building Permit Application No. 9023208 to construct a new  
two-bedroom one-family house with a gross floor area of approximately  
2090 square feet and one off-street parking space.  
a) Consideration of Discretionary Review  
b) Discretionary Review Hearing  
(Continued from Regular Meeting of June 4, 1992)

NOTE: For information on the next Commission Calendar, please call 558-6422 on Fridays after 3:00 p.m. for a recorded message.

NOTE: Items listed on this calendar will not be heard before the stated time.

NOTE: Speaker Cards will be available at all meetings. They can also be picked up in advance from 6th Floor Reception, Department of City Planning, 450 McAllister.

**DRAFT SUMMARY**  
**NOTICE OF MEETING AND CALENDAR**  
OF THE  
SAN FRANCISCO  
CITY PLANNING COMMISSION  
REGULAR MEETING  
THURSDAY  
JUNE 11, 1992  
ROOM 282, CITY HALL  
12:30 P.M.  
(NOTE START TIME)

ROLL CALL: Commissioners Fung, Elzey/Boldridge, Levine, Lowenberg,  
Nothenberg/Karasick, Smith, Unobskey,  
Mowler

-----  
NOTE: The Commission will take a short recess at 3:30 p.m.  
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12:40 P.M.

12:30 P.M.

PRESENTATIONS 1. (TAPE 1A: #1475-3160) TAPE 1B: #0000-1000 (BLAZET (FEDLIN))  
COMPILED. Informational Workshop on the Department's Budget, Work Program and  
No Priorities for Fiscal Year 1992-93.

ACTION 2. (TAPE 1A: #0000-1470) (AHMADI)  
REQUERED Informational presentation on Planning Code Section 295 "Prop. K"  
Shadow Ordinance. (THIS ITEM WAS TAKEN OUT OF ORDER & HEARD BEFORE #1.)

2:00 P.M.

\* A. ITEMS TO BE CONTINUED (TAPE 1B: #1660-1780)

ITEMS 3-6 3. 89.238EZV (LINDSAY)  
CONTINUED AS SHOWN (4-0) 810-878 - 35TH AVENUE, east side between Cabrillo and Fulton Streets,  
Lots 15, 15A, 15B, 16, 16A, 16B, 16C, 17, 17A, 17D, 17E, 17F, 18, 19  
and 19A in Assessor's Block 1677 -- Department of City Planning  
amendment to Resolution 13243, adopted by the City Planning  
Commission on January 9, 1992, to abolish legislated from setback  
lines from the above-referenced properties, a reclassification of  
property (change in Zoning Map) per Section 302(a) of the San  
Francisco Planning Code. The amendment is to add Proposition M  
findings which were inadvertently omitted from the previously adopted  
Resolution.  
(Proposed for Continuance to June 18, 1992)

\* (TAPE 1B: #1100-1650)

RESOLUTION FOR NANCY GIN

ACTION: APPROVED

VOTE: (4-0)

ABSENT: FUNG, LEVINE, SMITH

RESOLUTION # 13362

4. 91.497D (COLEMAN)  
1124-26 FILBERT STREET, northside between Hyde and Leavenworth Streets, Lot 6 in Assessor's Block 94 -- Request for Discretionary Review of Building Permit Application No. 8916280 to construct a dormer on the west side of the existing third floor and to replace the roof.  
a) Consideration of Discretionary Review  
b) Discretionary Review hearing  
(Continued from Regular Meeting of May 7, 1992  
(Proposed for Continuance to July 9, 1992)

5. 91.635C (ALBERT)  
150 RIPLEY STREET, south side near the intersection of Alabama Street, Lots 84 and 86 in Assessor's Block 5549 -- Request for Conditional Use Authorization to build a three-unit building on a 4,500 square-foot lot within an RH-2 district in Bernal Heights.  
NOTE: ON MAY 28, 1992 THE COMMISSION PASSED A MOTION OF INTENT TO APPROVE WITH CONDITIONS BY A VOTE OF 7-0.  
(Proposed for Continuance to June 18, 1992)

6. 87.081CPCPCPCPS (SKIFFER)  
OCEAN BEACH PARCEL FOUR, Great Highway and Balboa Street, Assessor's Block 1592.  
b. A request for Conditional Use Authorization to amend a condition of a previous conditional use authorization as set forth in City Planning Commission Motion No. 13150 adopted August 15, 1991. The approval was for the fourth phase of a Planned Unit Development authorizing up to 61 housing units on 27 lots. The proposal is to extend the Performance Condition No. 2 in Exhibit A for up to five additional years, August 15, 1999, if property is used for a public purpose. The condition now requires that construction on Parcel Four commence by August 15, 1994.  
(Continued from Regular Meeting of May 28, 1992)  
(Proposed for Continuance to August 28, 1992)

B. PUBLIC COMMENT (TAPE 1B: #1790-2310)

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

C. COMMISSIONERS' QUESTIONS AND MATTERS — NONE

## D. DIRECTOR'S REPORT

7. TIER III (TAPE 1B: #2329-3162) (TAPE IIA: #0000-0365) (COLEMAN)  
 2277 - 33RD AVENUE, westside, between Santiago and Rivera Streets, Lot 3 in Assessor's Block 2316 -- Informational presentation of Building Permit Application No. 9115438 for an extension to the rear of 26 feet on the north side of the structure and 17 feet on the south side at the ground level in an RH-1(House, One-Family) district.  
 (4-0)  
 ABSENT: FUNG, LEVINE, SMITH  
 NOTE: This is a Residential Care Facility for six persons. This project is being brought to the Commission's attention pursuant to Planning Commission Resolution No. 12044.

No. 8. TIER III (TAPE IIA: # 0368-0450) (BERKOWITZ)  
OPPOSITION. 4344 ARMY STREET, north side between Douglass Street, Lot 13 in Assessor's Block 6561 - Informational Presentation of Building Permit Application No. 9205442 for the construction of a rear yard deck for a single family house in an RH-1 (House, One-Family) district. This project is being brought to the Commission's attention pursuant to Planning Commission Resolution No. 12044.

No. D. R. (4-0)  
 (4-0)  
 ABSENT: FUNG, LEVINE, SMITH

## E. REGULAR CALENDAR

APPROVED 9. (TAPE IIA: #0504-1148) (KOHLSTRAND)  
 (4-0)  
 ABSENT: FUNG, LEVINE, SMITH  
 (Continued from Regular Meeting of May 21, 1992)  
 RESOLUTION # 13363

10. PRESENTATION COMPLETED.  
 NO ACTION REQUIRED 87.081CPCPCPS (TAPE IIA: #1150-1745) (SKIFFER)  
OCEAN BEACH PARCEL FOUR, Great Highway and Balboa Street, Assessor's Block 1592.  
 a. An informational presentation of final building and landscaping plans will be presented to the Commission as required in City Planning Commission Motion No. 13150.  
 (Continued from Regular Meeting of May 28, 1992)

APPROVED 11. 92.185C (TAPE IIA: #1750-2300) (GREEN)  
 (4-0)  
 ABSENT: FUNG, LEVINE, SMITH  
 MOTION #: 13364  
586 CASTRO STREET, west side between 18th and 19th Streets; Lot 14 in Assessor's Block 2695 -- Request for Conditional Use Authorization to eliminate the residential parking requirements for property located within the CASTRO STREET NEIGHBORHOOD COMMERCIAL DISTRICT. The proposal is to legalize construction work previously completed (without permits) which results in the elimination of required off-street parking and the creation of a new commercial storefront approximately 970 square feet in size.

WITHOUT HEARING, 12. 90.614E (TAPE 1B: #1660-1780) (SAHM)  
 CONTINUED TO 6-18-92 (4-0)  
 ABSRNT: FUNG, LEVINE, SMITH  
2601 NEWHALL STREET, Assessor's Block 5417, Lot 9; block 5422-A, Lot 2; block 5428-A Lots 2, 3, 4, 5, 9; and block 5431-A, lots 1A & 1Z; area bounded by Newhall, Williams, Yosemite, S-P right of way and Egbert. Appeal of Preliminary Negative Declaration. Proposed planned unit development subdivision into about 260 lots each with one single family home, with about 400 parking spaces, requiring conditional use authorization and street vacations of portions of Yosemite and Armstrong. (Note that Preliminary Negative Declaration Notice incorrectly designated the project as 90.651E.)

**WITHOUT HEARING, CONTINUED TO 6-18-92 (4-0) ABSENT: FUNG LEVINE SMITH**

13a. 90.614ECS (*TAPE 1B; #1660-1180*) (MCDONALD)  
2601 NEWHALL STREET, east side between Williams and Egbert Avenues and south of Egbert Avenue adjacent to the Southern Pacific Railroad right-of-way, Lot 9 in Assessor's Block (AB) 5417, Lot 2 in AB5422A, Lots 2, 3, 4, 5 and 9 in AB 5248A and Lots 1A and 12 in AB5431A. A request for Conditional Use Authorization for a Planned Unit Development and a subdivision to allow the construction of 259 single-family dwellings on 259 individual lots with exceptions from Planning Code requirements for minimum lot frontage, minimum lot width, minimum lot area, minimum rear yard depth and obstructions into the required rear yard in an M-1 (Light Industrial) District with a 65-J height and bulk designation.

13b. 92.303R and 92.304R (MCDONALD)  
2601 NEWHALL STREET, east side between Williams and Egbert Avenues and South of Egbert Avenue adjacent to the Southern Pacific Railroad right-of-way, Lot 9 in Assessor's Block (AB) 5417, Lot 2 in AB 5422A, Lots 2, 3, 4, 5 and 9 in AB 5248A and Lots 1A and 12 in AB 5431A. A request for two Master Plan Referrals to permit vacation of portions of Armstrong Avenue and Yosemite Avenue.

**5:00 P.M. ADDENDUM**

5:00 P.M.

PUBLIC HEARING ON THE RESIDENTIAL CONSERVATION CONTROLS. ORGANIZATIONS AND/OR INDIVIDUALS WISHING TO GIVE PRESENTATIONS BEFORE THE COMMISSION SHOULD CONTACT THE COMMISSION'S SECRETARY AT 558-6407.

PUBLIC HEARINGS ON THIS MATTER HAVE BEEN SCHEDULED FOR THE PAST TWO WEEKS AND ARE PROPOSED TO CONTINUE THROUGH JUNE 25, 1992. (SEE ATTACHED SCHEDULE). PRESENTATIONS BY ORGANIZED GROUPS WILL BE GIVEN PRIORITY. HOWEVER, EACH SESSION WILL HAVE AT LEAST ONE HALF HOUR FOR GENERAL PUBLIC COMMENTS. ORGANIZATIONS ONLY WILL BE ALLOWED UP TO 10 MINUTES EACH AT THE END OF THE PUBLIC HEARINGS TO MAKE COMMENTS. THESE PRESENTATIONS WILL BE IN REVERSE ORDER TO THE SCHEDULE FOR ORGANIZATION'S PRESENTATIONS.

THE SCHEDULE FOR THIS THURSDAY IS AS FOLLOWS:

**PRESENTATIONS COMPLETE.** A. PRESENTATION BY RESIDENTIAL BUILDERS ASSOCIATION (1 HR.) (*TAPE IIIA: #0825-3059*)  
 **NO ACTIONS TAKEN** B. PRESENTATION BY MARY ANN MILLER, SPEAK (15 MIN.) (*TAPE III B: #0098-1275*)  
 OTHER PRESENTATIONS/SPEAKERS (*TAPE III B: #1250-2708*)  
14. 92.287ET (HORTON)  
RESIDENTIAL CONSERVATION CONTROLS (RCC-D) Consideration of the Residential Conservation Controls as interim controls for a period not to exceed 6 months. The proposed ordinance contains provisions for height, rear yard and building design to redefine the potential building form and appearance of new construction and alteration of buildings in R-districts and require compliance with the Residential Design Guidelines. Off-street parking requirements are proposed to be increased for new development and alterations in RH-1 (D), RH-1,  
**CONTINUED TO 6-25-92 (4-0) ABSENT: FUNG LEVINE SMITH**

## Item 92.287ET continued

RH-1(S) and RH-2 districts the dimensions for off-street parking spaces are proposed to be reduced citywide. Demolition and extensive alteration is proposed to be prohibited in RH-1 (D), RH-1 RH-1(S) and RH-2 districts, and approval of the replacement structure will be required prior to issuing a demolition or extensive alteration permit. Procedures for notification and review of building permit applications are also proposed and definitions are included. The ordinance also proposes to charge a fee for exceptions from the upper story area reduction and to allow Code required rehabilitation of non-complying structures. The proposed ordinance will be applicable to all RH and RM districts including the Nob Hill Special Use District, the Dolores Heights Special Use District and the Bernal Heights Special Use District.

(Continued from Regular Meeting of June 4, 1992)

## 15. 92.288ET

(HORTON)

RESIDENTIAL CONSERVATION CONTROLS (RCC-D) Consideration of the Residential Conservation Controls as permanent controls. (For a description of the ordinance see 92.287ET above)

(Continued from Regular Meeting of June 4, 1992)

7:30 P.M. 7:00 P.M.

## SPECIAL DISCRETIONARY REVIEW HEARING

NOTICE: AT APPROXIMATELY 7:00 P.M. THE CITY PLANNING COMMISSION WILL CONVENE INTO A SPECIAL DISCRETIONARY REVIEW HEARING. PROCEDURES GOVERNING SPECIAL DISCRETIONARY REVIEW HEARINGS WILL BE IN EFFECT. THOSE CASES THAT ARE SCHEDULED ON THIS CALENDAR, BUT HAVE NOT BEEN CALLED OR HEARD BY 7:00 P.M., COULD BE CONTINUED TO A LATER TIME OR DATE DETERMINED BY THE COMMISSION.

NOTE: ANY CASE THAT HAS NOT BEEN CALLED OR HEARD BY 9:00 P.M., COULD BE CONTINUED TO A DATE SPECIFIED BY THE COMMISSION.

AFTER RECEIVING 16.  
TESTIMONY,  
PUBLIC HEARING  
WAS CLOSED.  
CONTINUED TO  
6-25-92  
(4-0)  
ABSENT: FUNG,  
LEVINE, SMITH

92.118D (TAPE III B: #2740-3163) (TAPE IV A: #0000-3162) (COLEMAN)  
337 MOLIMO DRIVE, westside, near Bella Vista Way, Lot 19 in Assessor's Block 3007 -- Request for Discretionary Review of Building Permit Application No. 9202764S to construct a two story extension to the rear and to add a story in an RH-1 (House, One-Family) district.  
a) Consideration of Discretionary Review hearing  
b) Discretionary Review hearing  
(Continued from Regular Meeting of May 7, 1992)

AFTER RECEIVING  
TESTIMONY,  
CONTINUED  
TO 7-16-92.  
(FOR AIA REVIEW)  
(4-0)

91.496D\* (TAPE II B: #0000-2138) (COLEMAN)  
3945 - 19TH STREET, south side between Sanchez and Noe Streets, Lot 70 in Assessor's Block 3601 -- Request for Discretionary Review of Building Permit Application No. 9012306S to construct a two unit 5 story over garage structure in an RH-2 (House, Two-Family) District.  
a) Consideration of Discretionary Review  
b) Discretionary Review hearing  
(Continued from Regular Meeting of April 30, 1992)

ABSENT: FUNG  
LEVINE  
SMITH

18. 91.522D\* (COLEMAN)  
3947 - 19TH STREET, south side between Sanchez and Noe Streets, Lot 69 in Assessor's Block 3601 -- Request for Discretionary Review of Building Permit Application No. 90123055 to construct a two unit 5 story over garage structure in an Rh-2 (House, Two-Family) District.  
 a) Consideration of Discretionary Review  
 b) Discretionary Review hearing  
 (Continued from Regular Meeting of April 30, 1992)

\*NOTE: THESE TWO CASES SHOULD BE HEARD TOGETHER

*No D.R. (4-0)*  
*ABSENT: FUNG, LEVINE, SMITH*

19. 92.074D (TAPE IV B: #2145-2738) (COLEMAN)  
2253 CAYUGA, southside, Lot 59 in Assessor's Block 7145 -- Request for Discretionary Review of Building Permit Application No. 9114995 to construct a horizontal (rear) addition to an existing single-family dwelling, in an RH-1 (House, One-Family) district.  
 a) Consideration of Discretionary Review  
 b) Discretionary Review hearing  
 (Continued from Regular Meeting of April 30, 1992)

*No D.R. (4-0)*  
*ABSENT: FUNG, LEVINE, SMITH*

20. 92.114D (TAPE II B: #2740-3166) (TAPE I A: #0000-0997) (COLEMAN)  
31 CANYON DRIVE, northside, Lot 14 in Assessor's Block 6435 -- Request for Discretionary Review of Building Permit Application No. 9111798 to construct a vertical addition (height) to an existing single-family dwelling, in an RH-1(D) (House, One-Family Detached) district.  
 a) Consideration of Discretionary Review  
 b) Discretionary Review hearing  
 (Continued from Regular Meeting of April 30, 1992)

*FTER RECEIVING TESTIMONY, CONTINUED TO 7-16-92 (4-0)*  
*ABSENT: FUNG, LEVINE, SMITH*

91.748D (TAPE I A: #1005-3004) (COLEMAN)  
2634 - 19th AVENUE, eastside, between Vicente and Wawona Streets, lot 30 in Assessor's Block 2478 -- Request for Discretionary Review of building permit application No. 9120137S to add a story to a one-story over garage single-family dwelling in an RH-1 (House, One-Family) district.  
 a) Consideration of Discretionary Review.  
 b) Discretionary Review hearing.  
 (Continued from Regular Meeting of April 30, 1992)

\*  
 Adjournment - 10:55 P.M.

NOTE ON APPEALS: Commission action on Conditional Uses and reclassifications may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Linda Avery, Administrative Secretary, City Planning Commission, at (415) 558-6414.

\* (TAPE I A: #3008-3037)  
 RESOLUTION FOR DAVID HOOD  
 ACTION: APPROVED  
 VOTE: (4-0); ABSENT: FUNG, LEVINE, SMITH  
 RESOLUTION #: 13365

RESIDENTIAL CONSERVATION CONTROLS - REZONING PROGRAM

*Revised*

PROPOSED SCHEDULE OUTLINE - JUNE 4, 1992

May 28, 1992	Public hearing on Residential Conservation Controls.
June 4, 1992	Public hearing on Residential Conservation Controls.
June 11, 1992	Public hearing on Residential Conservation Controls.
June 18, 1992	Additional time for public comment if required.
June 25, 1992	Duly noticed Public Hearing on the Residential Conservation Controls Ordinance as initiated on May 28, 1992. The testimony presented on May 28, June 4, 11, and 18 will be incorporated in the official public hearing record. The Planning Commission may ask questions, make comments and / or give direction to staff on outstanding issues.
July 16, 1992	Written staff response to Planning Commission questions, comments and direction. Material also to be available to public at this time.
July 30, 1992	Public hearing on Staff response. This is the earliest possible date for action by the Commission. The CPC action will be preceded by a public hearing on the appeal of the Negative Declaration, if appeal is not withdrawn.

NOTICE

Copies of the proposed Residential Conservation Controls ordinance are available for \$12 at the Department of City Planning, 4th floor Reception Desk, between 8:00 a.m. and 5:00 p.m. weekdays. The proposal may also be reviewed at the Main Library and all Branch Libraries and at the Zoning Information Counter at the Department of City Planning, 5th floor, Room 502, from 10:00 a.m. to 12:00 p.m. and from 1:00 p.m. to 5:00 p.m. weekdays.

CPC:684

SF  
C55

#21

1/8/92 NOTE: For information on the next Commission Calendar, please call 558-6422 on Fridays after 3:00 p.m. for a recorded message.

NOTE: Items listed on this calendar will not be heard before the stated time.

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DRAFT SUMMARY

NOTICE OF MEETING AND CALENDAR

OF THE  
SAN FRANCISCO  
CITY PLANNING COMMISSION  
REGULAR MEETING  
THURSDAY  
JUNE 18, 1992  
ROOM 282, CITY HALL  
12:30 P.M.  
(NOTE START TIME)

JUN 23 1992  
SAN FRANCISCO  
PUBLIC LIBRARY

ROLL CALL: Commissioners Fung, Elsey/Boldridge, Levine, Lowenberg,  
Nothenberg/Karasic, Smith, Unobskey.

L. TOM

NOTE: The Commission will take a short recess at 3:30 p.m.

12:35 P.M.

12:30 P.M.

A. ITEMS TO BE CONTINUED

1. 90.851C (NIXON)

ITEMS  
1 & 2  
CONTINUED  
AS  
INDICATED.  
(4-0)  
ABSENT: FUNG  
BOLDRIDGE  
UNOBSKEY

4126 - 17TH STREET, northside between Castro and Douglass Streets, Lot 28 in Assessor's Block 2623 - Request for Authorization of Conditional use to construct five dwelling units on a lot containing 5,500 square feet of area as allowed in Section 209.1(h). The proposal is to demolish the existing single family structure and construct five dwelling units. The new building would have a three story over garage two unit portion near the front of the lot separated by and approximately 17-feet deep courtyard from the four story above grade three unit rear section. The subject property is zoned RH-3 (Residential, House, Three-Family) District with a 40-X Height and Bulk District. (Proposed for continuance to Sept. 18, 1992)

92.204C (GREEN)

3154 FILLMORE STREET, southeast corner of Greenwich Street; Lots 22 and 23 Assessor's Block 516 -- Request for Conditional Use Authorization to add Live Entertainment (defined as OTHER ENTERTAINMENT by Section 790.38 of the Planning Code) to an existing Full Service Restaurant located within the Union Street Neighborhood Commercial District. The proposal is to provide entertainment by a Mariachi Band during dining hours each day without physical alteration of the existing restaurant. (Proposed for continuance to June 25, 1992)

B. PUBLIC COMMENT (TAPE 1A: #0150-0913)VARIOUS  
SPEAKERS

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

C. COMMISSIONERS' QUESTIONS AND MATTERS (TAPE 1A: #0988-1273)LEVINE: ~~RECEIVED~~ AIRPORT EIRD. DIRECTOR'S REPORT

3. (TAPE 1A: #2230-3151) (TAPE 1B: #0000-0445) (MONTANA)  
Informational presentation on Inclusionary Affordable Housing Policy update and monitoring procedures.

NON SCHEDULED ITEMS. (TAPE 1B: #0450-1410)

\*E. CONSIDERATION OF FINDINGS AND FINAL MOTION -- PUBLIC HEARING CLOSED

4. 91.635C (TAPE 1A: #1320-1528) (ALBERT)

APPROVED 150 RIPLEY STREET, south side near the intersection of Alabama Street, Lots 84 and 86 in Assessor's Block 5549 -- Request for Conditional Use Authorization to build a three-unit building on a 4,500 square-foot lot within an RH-2 district in Bernal Heights.

W/ CONDITIONS (5-0) ABSENT: BOLDRIDGE UNOBSKEY NOTE: ON MAY 28, 1992, THE COMMISSION PASSED A MOTION OF INTENT TO APPROVE WITH CONDITIONS BY A VOTE OF 7-0.

MOTION #: 13366  
(Continued from Regular Meeting of June 11, 1992)

5. 92.122C (TAPE 1A: #1535-1997) (GREEN)

APPROVED 427-31 - 14TH STREET, south side between Guerrero and Valencia Streets; Lot 29 in Assessor's Block 3546 -- Request for Conditional Use Authorization to extend the termination date for an existing Non-Conforming Commercial Establishment and to amend a condition of the previous authorization as set forth in City Planning Commission Resolution No. 9186 for property within an RM-1 Low Density District. The proposal is to extend the termination date for an existing non-conforming upholstery shop operating within the ground floor of an existing three story building and to allow a transfer of the operation to a new party as originally prohibited by the previous authorization.

W/ CONDITIONS AS MODIFIED (5-0) ABSENT: BOLDRIDGE UNOBSKEY NOTE: ON JUNE 4, 1992, THE COMMISSION PASSED A MOTION OF INTENT TO APPROVE WITH CONDITIONS BY A VOTE OF 5-0. COMMISSIONERS SMITH AND UNOBSKEY WERE ABSENT.

(Continued from Regular Meeting of June 4, 1992)

\* CATEGORY WAS TAKEN OUT OF ORDER & HEARD BEFORE THE DIRECTOR'S REPORT.

OTION #: 13368

6.

(TAPE 1A: #1998-2202)

(BERKOWITZ)

APPROVED

415 - 44TH AVENUE, west side between Point Lobos and Clement Street, Lot 4 in Assessor's Block 1476 - Discretionary Review of Building Permit Application No. 9020569 for the construction of a horizontal and vertical addition in an RH-2 (House, Two-Family) district.

/ CONDITIONS

(5-0)

SENT: BALDRIDGE

UNODSKY

VIOUSLY ABSENT

MISSIONERS STATED

BY REVIEWED CASE MATERIAL &amp; LISTENED TO HEARING TAPE FROM 6-11-92 &amp; WERE PREPARED TO VOTE.

F. REGULAR CALENDAR

APPROVED

7.

(TAPE 1B: #1420-1578)

(MALTZER)

(6-0)

SENT: UNODSKY

ESOLUTION #: 13369

Consideration of Resolution authorizing the Director of Planning to apply for and to accept an extension to the Coastal County Offshore Energy Assistance Program Block Grant to December 31, 1992.

APPROVED

8.

(TAPE 1B: # 1590 - 2155)

(BASH)

(6-0)

SENT: UNODSKY

ESOLUTION #: 13370

Consideration of initiation of application Fee surcharges and other fees within the City Planning Code (Article 3.5) and Administrative Code (Chapter 31).

NEG. DEC.

UPHELD.

(6-0)

SENT: UNODSKY

OTION #: 13371

9. 90.614E\* (TAPE 1B: #2163-3159) (TAPE II A: # 0000-2049) (SAHM)

2601 NEWHALL STREET, Assessor's Block 5417, Lot 9; block 5422-A, Lot 2; block 5428-A Lots 2, 3, 4, 5, 9; and block 5431-A, lots 1A &amp; 1Z; area bounded by Newhall, Williams, Yosemite, S-P right of way and Egbert. Appeal of Preliminary Negative Declaration. Proposed planned unit development subdivision into about 260 lots each with one single family home, with about 400 parking spaces, requiring conditional use authorization and street vacations of portions of Yosemite and Armstrong. (Note that Preliminary Negative Declaration Notice incorrectly designated the project as 90.651E.)

—

FTER RECEIVING

UBLIC TESTIMONY

HE PUBLIC

EARING WAS

CLOSED &amp; THE

ATTER WAS

ONTINUED TO

8-13-92 AT

TIME OF 5pm.

10a. 90.614ECS\* (TAPE II A: # 2050-3156) (TAPE II B: # 0000-2530) (MCDONALD)

2601 NEWHALL STREET, east side between Williams and Egbert Avenues and south of Egbert Avenue adjacent to the Southern Pacific Railroad right-of-way, Lot 9 in Assessor's Block (AB) 5417, Lot 2 in AB5422A, Lots 2, 3, 4,5 and 9 in AB 5248A and Lots 1A and 1Z in AB5431A. A request for Conditional Use Authorization for a Planned Unit Development and a subdivision to allow the construction of 259 single-family dwellings on 259 individual lots with exceptions from Planning Code requirements for minimum lot frontage, minimum lot width, minimum lot area, minimum rear yard depth and obstructions into the required rear yard in an M-1 (Light Industrial) District with a 65-J height and bulk designation.

—

LATER. 10b. 92.303R and 92.304R\* (SAME AS 10a.)

(MCDONALD)

(6-0)

SENT:

UNODSKY

2601 NEWHALL STREET, east side between Williams and Egbert Avenues and South of Egbert Avenue adjacent to the Southern Pacific Railroad right-of-way, Lot 9 in Assessor's Block (AB) 5417, Lot 2 in AB 5422A, Lots 2, 3, 4, 5 and 9 in AB 5248A and Lots 1A and 1Z in AB 5431A. A request for two Master Plan Referrals to permit vacation of portions of Armstrong Avenue and Yosemite Avenue.

\*(These items were continued from Regular Meeting of June 11, 1992)

4:45 P.M.  
3:30 P.M.APPROVED  
(6-0)ABSENT:

UNOBSKEY

RESOLUTION #:

13372

RE: UMB TEXT  
AMENDMENTRESOLUTION #:

13373

RE: UMB DESIGN  
GUIDELINES

(TAPE II B: # 2545-3158) (TAPE III A: #0000-3144) (TAPE III B: #0000-0345) (BAUMAN/MARSH)

11. 92.273T UNREINFORCED MASONRY BUILDINGS located citywide. Board of Supervisors Text Amendment of City Planning Code Sections 181, 188 1005 and 1111.1. These amendments would permit nonconforming uses to continue following required seismic retrofitting of unreinforced masonry buildings; permit a noncomplying structure to exist following required retrofit of unreinforced masonry buildings and permit minor modifications to Planning Code Requirements in certain circumstances; provide a limited exemption of required retrofit activities of unreinforced masonry buildings designated as landmarks or as contributory building in historic districts; provide a limited exemption for required seismic retrofit activities of unreinforced masonry buildings designated as Significant or Contributory Building or any Category V Building in a conservation district. Section 1005, as amended, would require adoption of the "UMB Retrofit Architectural Design Guidelines for Exterior Treatments of Unreinforced Masonry Buildings during Seismic Retrofit," dated November, 1991. Said Guidelines were adopted by the Landmarks Preservation Advisory Board at its Regular Meeting of November 20, 1991.

(Continued from Regular Meeting of June 4, 1992)

APPROVED  
(6-0)ABSENT:  
UNOBSKEYRESOLUTION #:  
1337412. 89.238EZV (TAPE III B: #0359-0726) (LINDSAY)  
810-878 - 35TH AVENUE, east side between Cabrillo and Fulton Streets, Lots 15, 15A, 15B, 16, 16A, 16B, 16C, 17, 17A, 17B, 17C, 17D, 17E, 17F, 18, 19 and 19A in Assessor's Block 1677 -- Department of City Planning amendment to Resolution 13243, adopted by the City Planning Commission on January 9, 1992, to abolish legislated front setback lines from the above-referenced properties, a reclassification of property (change in Zoning Map) per Section 302(a) of the San Francisco Planning Code. The amendment is to add findings regarding the consistency of the setback abolition with Section 101.1(b) of the City Planning Code. These findings were inadvertently omitted from the previously adopted Resolution.

(Continued from Regular Meeting of June 11, 1992)

INTEND TO APPROVE WITH CONDITIONS  
(6-0)

ABSENT: UNOBSKEY

PUBLIC HEARING CLOSED

FINAL LANGUAGE  
6-25-9213. 92.130C (TAPE III B: #0730-2391) (BERGDOLL)  
1230 GRANT AVENUE, east side between Columbus Avenue and Vallejo Street; Lot 15, in Assessor's Block 145 - Request for Conditional Use Authorization to establish a FULL SERVICE RESTAURANT as defined in Section 790.92 of the Planning Code on the ground floor of an existing four-story mixed-use building within the North Beach Neighborhood Commercial District. The proposal is to install a restaurant with seating for up to forty (40) persons, in approximately 1,240 gross square feet of floor area.

(Continued from Regular Meeting of June 4, 1992)

APPROVED WITH CONDITIONS  
(6-0)

ABSENT: UNOBSKEY

MOTION #: 13375

14. 92.200C (TAPE III B: #2400-2606) (GREEN)  
124 WEST PORTAL AVENUE, north side, between 14th Avenue and Vicente Street; Lot 3 in Assessor's Block 2988A -- Request for Conditional Use Authorization to allow the establishment of a MARINE CORPS

MILITARY RECRUITING OFFICE defined as a Business or Professional

## Item 92.200C continued

Services (Section 790.18 of the Planning Code) within the West Portal Neighborhood Commercial District. The proposal is to install a public recruiting office for the Marine Corps within an existing ground floor commercial area approximately 960 square feet in size. No exterior alteration is proposed.

APPROVED 15. 1 CONDITIONS S MODIFIED (6-0) SENT: UNOBSEKEY NOTION #: 13376 92.237C (TAPE III B: #2615-3142) (TAPE IV A: #0000-2341) (GREEN)  
383 WEST PORTAL AVENUE, southeast corner of 15th Avenue; Lot 27 in Assessor's Block 3012 -- Request for Conditional Use Authorization to establish a FULL SERVICE PIZZA RESTAURANT (as defined by Section 790.92 of the Planning Code) in the ground floor of a two story commercial building within the West Portal Neighborhood Commercial District. The proposal involves installing the pizza restaurant approximately 900 square feet in size and with seating for up to 39 persons on the ground floor on the newly constructed two story building.

No. D.R. (6-0) SENT: UNOBSEKEY 16. 92.183D (#2365-2430) PUBLIC HEARING CLOSED (BLAUVELT)  
2234 BEACH STREET, north side between Baker and Broderick Streets, Lot 9 in Assessor's Block 915 -- Request for Discretionary Review of Building Permit Application No. 9202696 to add a third floor to the existing two-story, two-unit residential building, in an RH-2 (House, Two-Family) District.  
a) Consideration of Discretionary Review  
b) Discretionary Review hearing

NOTE: ON JUNE 4, 1992, THE COMMISSION HEARD PUBLIC TESTIMONY, CLOSED THE PUBLIC HEARING, AND CONTINUED THE MATTER FOR TWO WEEKS WITHOUT TAKING DISCRETIONARY REVIEW.

(Continued from Regular Meeting of June 4, 1992)

Adjournment - 8:00 p.m.

NOTE ON APPEALS: Commission action on Conditional Uses and reclassifications may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Linda Avery, Administrative Secretary, City Planning Commission, at (415) 558-6414.

NOTICE OF PUBLIC HEARING ON DISCRETIONARY REVIEW

On July 23, 1992 at 5:00 P.M. the City Planning Commission will hold a public hearing on the general matter of Discretionary Review. Department staff will make available a report on alternatives and options related to Discretionary Review two weeks prior to the hearing. Those interested in this matter are urged to submit their ideas in writing to the Department as soon as possible so they can be incorporated into the staff report.

## RESIDENTIAL CONSERVATION CONTROLS - REZONING PROGRAM

### UPDATED HEARING SCHEDULE - JUNE 11, 1992

May 28, 1992	Public hearing held.
June 4, 1992	Public hearing held.
June 11, 1992	Public hearing held.
June 18, 1992	Hearing cancelled.
June 25, 1992	Duly noticed Public Hearing on the Residential Conservation Controls Ordinance as initiated on May 28, 1992. The testimony presented on May 28, June 4 and 11 will be incorporated in the official public hearing record. The Planning Commission may ask questions, make comments and / or give direction to staff on outstanding issues. Please call Linda Avery if you want to testify or if a group wants to present their rebuttal. The rebuttals will be limited to 10 minutes and are taken in reverse order of the previous testimony.
July 16, 1992	Written staff response to Planning Commission questions, comments and direction. Material also to be available to public at this time.
July 30, 1992	Public hearing on Staff response. This is the earliest possible date for action by the Commission. The CPC action will be preceded by a public hearing on the appeal of the Negative Declaration, if appeal is not withdrawn.

N:\RCC\SCHEDULE

#### NOTICE

Copies of the proposed Residential Conservation Controls ordinance are available for \$12 at the Department of City Planning, 4th floor Reception Desk, between 8:00 a.m. and 5:00 p.m. weekdays. The proposal may also be reviewed at the Main Library and all Branch Libraries and at the Zoning Information Counter at the Department of City Planning, 5th floor, Room 502, from 10:00 a.m. to 12:00 p.m. and from 1:00 p.m. to 5:00 p.m. weekdays.

ST  
CSS  
#21  
6/25/92

NOTE: For information on the next Commission Calendar, please call 558-6422 on Fridays after 3:00 p.m. for a recorded message.

NOTE: Items listed on this calendar will not be heard before the stated time.

NOTE: Speaker Cards will be available at all meetings. They can also be picked up in advance from 6th Floor Reception, Department of City Planning, 450 McAllister.

## DRAFT "SUMMARY"

### ~~NOTICE OF MEETING AND CALENDAR~~

OF THE  
SAN FRANCISCO  
CITY PLANNING COMMISSION  
REGULAR MEETING  
THURSDAY  
JUNE 25, 1992  
ROOM 282, CITY HALL  
12:30 P.M.  
(NOTE START TIME)

DEPOSITORY ITEM  
DOCUMENTS DEPT.  
JUN 29 1992  
SAN FRANCISCO  
PUBLIC LIBRARY

ROLL CALL: Commissioners Fung, Fitzey/Boldridge, Levine, Lowenberg,  
Nothenberg/Karasick, Smith, Unobskey.  
PROWLER

NOTE: The Commission will take a short recess at 3:30 p.m.

12:43

12:50 P.M.

### A. ITEMS TO BE CONTINUED (TAPE 1A: # 0058-0265)

1. 91.214E 91.328E  
91.215E 92.287E  
91.327E 92.288E

(GALLAGHER)

Residential Conservation Controls (RCC) -- Appeal of a Preliminary Negative Declaration on the proposed Residential Conservation Controls. The negative declaration will be amended prior to the hearing to reflect changes that have been proposed for these controls. (Proposed for continuance to July 16, 1992)

2. 92.055C

(PAEZ)

698 PRECITA AVENUE, southwest corner at York Street, Lot 1 in Assessor's Block 5514. Request for authorization of a conditional use to establish a live/work unit within the ground floor portion of an existing residential building located in an RH-2 (Residential, House, Two-Family) District within the Bernal Heights Special Use District.

(Proposed for continuance to July 23, 1992)

3. 92.151L

(MARSH)

2135 SUTTER STREET, GOLDEN GATE COMMANDERY OF THE KNIGHTS TEMPLAR  
(Macedonia Missionary Baptist Church), 2135 Sutter Street, south side between Steiner and Pierce Streets, Lot 6 in Assessor's Block 682. Acting on the recommendation of the Landmarks Preservation Advisory Board to consider designation of the Golden Gate Commandery of the

ITEMS  
1-4,  
CONTINUED

AS  
SHOWN  
(4-0)

ABSENT:  
BOLDRIDGE  
LEVINE  
SMITH

Item 92.151L continued

Knights Templar (Macedonia Missionary Baptist Church) as Landmark No. 202 pursuant to Article 10 of the City Planning Code. The subject property is zoned NC-2 (Small Scale Neighborhood Commercial) District and a 50-X Height and Bulk District.  
(Proposed for continuance to August 6, 1992)

4. 92.118D (COLEMAN)  
337 MOLIMO DRIVE, westside, near Bella Vista Way, Lot 19 in Assessor's Block 3007 -- Request for Discretionary Review of Building Permit Application No. 9202764S to construct a two story extension to the rear and to add a story in an RH-1 (House, One-Family) district.  
a) Consideration of Discretionary Review hearing  
b) Discretionary Review hearing  
(Continued from Regular Meeting of June 11, 1992  
(Proposed for continuance to July 16, 1992)

B. PUBLIC COMMENT - NONE

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

C. COMMISSIONERS' QUESTIONS AND MATTERS (TAPE 1A: #0300-0440)  
UNOBSKEY: THANK KARASIEK - WELCOME PROWLER

D. DIRECTOR'S REPORT

—  
No ACTION REQUIRED.

5. NON SCHEDULED ITEMS: (DIAZET & LORO) - (TAPE 1A: #0460-1400) (NIXON)  
5. 91.338C (TAPE 1A: #1405-1665) Informational Presentation About An Approved, Operational Substance Abuse Recovery Program for men at 940 Haight Street.

ITEMS 6-16, No OPPOSITION.

6. TIE III (TAPE 1A: #1660-1775) (BERKOWITZ)  
446 - 44TH AVENUE, east side between Clement Street and Point Lobos Avenue, 17A in Assessor's Block 1475 - Informational Presentation of Building Permit Application No. 9203621 for the construction of a second unit including a kitchen, two bedrooms and a living room in an RH-2 (House, Two-Family) district. This project is being brought to the Commission's attention pursuant to Planning commission Resolution No. 120441.

COMMISSION DIRECTED STAFF TO PROCEED

WITH PROCESSING THE APPLICATIONS  
(6-0)

ABSENT: LEVINE

7. TIER III (BERKOWITZ)  
178 SAGAMORE, north side between Plymouth and Capitol Avenues, Lot 21 in Assessor's Block 7138 - Informational presentation of Building Permit Application No. 9122525 for the construction of a one-story rear yard addition enlarging kitchen/dining area and new bathroom to a single-family district. This project is being brought to the Commission's attention pursuant to Planning Commission Resolution No. 120441.

8. TIER III (BERKOWITZ)  
1438 - 22ND AVENUE, east side between Judah and Kirkham Streets, Lot 35 in Assessor's Block 1832 - Informational presentation of Building Permit Application No. 9206023 for the construction of a two story, two-room, rear yard extension to a single family house in an RH-1 (House, One-Family) district. This project is being brought to the Commission's attention pursuant to Planning Commission Resolution No. 12044.1.

9. TIER III (BERKOWITZ)  
1915 WASHINGTON STREET, south side between Franklin and Gough Streets, Lot 17 in Assessor's Block 617 - Informational presentation of Building Permit Application No. 9204556 for the widening of an existing garage door to fourteen feet and interior remodeling of a single family house in an RH-2 (House, Two-Family) district. This project is being brought to the Commission's attention pursuant to Planning Commission Resolution No. 12044.1.

10. TIER III (BERKOWITZ)  
1533 NEWHALL, north side between Quesada and Palou Avenues, Lot 30 in Assessor's Block 5327 - Informational presentation of Building Permit Application No. 9204053 for the construction of a rear yard deck addition at the existing second story in an Rh-2 (House, Two-Family) district. This project is being brought to the Commission's attention pursuant to Planning Commission Resolution No. 12044.1.

11. TIER III (BERKOWITZ)  
47 BRUNSWICK STREET, south side between Curtis and Newton Streets, Lot 13B in Assessor's Block 6483 - Informational presentation of Building Permit Application No. 9200822 for the construction of an additional story of occupancy for a two-story single-family house in an RH-1 (House, One-Family) district. This project is being brought to the Commission's attention pursuant to the Planning Commission Resolution No. 12044.1.

12. TIER III (PASSMORE/BLAUVELT)  
66 LYELL STREET, at the corner of Lyell and Still Streets, Lot 19 in Assessor's Block 6754 -- Informational presentation of Building Permit Application No. 9203354 to add a two-story rear extension to the existing single-family dwelling. This project is being brought to the Commission's attention pursuant to Planning Commission Resolution No. 12044.

13. TIER III (PASSMORE/BLAUVELT)  
46 - 6TH AVENUE, between Lake Street and the Presidio, Lot 31 in Assessor's Block 1353 -- Informational presentation of Building Permit Application No. 9202362 to rebuild a deck at the rear of the existing single-family dwelling. This project is being brought to the Commission's attention pursuant to Planning Commission Resolution No. 12044.

14. TIER III (PASSMORE/BLAUVELT)  
2690 FOLSOM STREET, between 22nd and 23rd Streets, Lot 14 in Assessor's Block 3638 -- Informational presentation of Building Permit Application No. 9113159 to raise the building approximately 3.5 feet to accommodate new foundation work and to add a horizontal addition to the north side of the existing two-family dwelling. This project is being brought to the Commission's attention pursuant to Planning Commission Resolution No. 12044.

15. TIER III (PASSMORE/BLAUVELT)  
155 LEE AVENUE, between Grafton and Holloway Avenues, Lot 7 in Assessor's Block 6980 -- Informational presentation of Building Permit Application No. 9204517 to construct a second-story rear extension to the existing single-family dwelling. This project is being brought to the Commission's attention pursuant to Planning Commission Resolution No. 12044.

16. TIER III (PASSMORE/BLAUVELT)  
148 CLIFFORD TERRACE, between Ashbury Street and Upper Terrace, Lot 23 in Assessor's Block 2617 -- Informational presentation of Building Permit Application No. 9205538 to add a one-story rear addition to the existing single-family dwelling. This project is being brought to the Commission's attention pursuant to Planning Commission Resolution No. 12044.

NON SCHEDULED ITEMS (PASSMORE) — (TAPE 1A: #1780 - 1960)

E. CONSIDERATION OF FINDINGS AND FINAL MOTION -- PUBLIC HEARING CLOSED

17. 92.130C (TAPE 1A: #1968 - 2035) (BERGDOLL)  
1230 GRANT AVENUE, east side between Columbus Avenue and Vallejo Street; Lot 15, in Assessor's Block 145 - Request for Conditional Use Authorization to establish a FULL SERVICE RESTAURANT as defined in Section 790.92 of the Planning Code on the ground floor of an existing four-story mixed-use building within the North Beach Neighborhood Commercial District. The proposal is to install a restaurant with seating for up to forty (40) persons, in approximately 1,240 gross square feet of floor area.  
(Continued from Regular Meeting of June 18, 1992)  
NOTE: ON JUNE 18, 1992, THE COMMISSION PASSED A MOTION OF INTENT TO APPROVE WITH CONDITIONS BY A VOTE OF 6-0. COMMISSIONER UNOBSKEY WAS ABSENT.

APPROVED

w/ CONDITIONS  
(6-0)

ABSENT: LEVINE

MOTION #: 13372

F. REGULAR CALENDAR

OWENBERG 18. 92.204C (*TAPE 1A: # 2040-2323*) (GREEN)  
 EXCUSED (5-0) 3154 FILLMORE STREET, southeast corner of Greenwich Street; Lots 22  
 ABSENT: LEVINE and 23 Assessor's Block 516 -- Request for Conditional Use  
 APPROVED w/ Authorization to add Live Entertainment (defined as OTHER  
 CONDITIONS ENTERTAINMENT by Section 790.38 of the Planning Code) to an existing  
 (5-0) Full Service Restaurant located within the Union Street Neighborhood  
 Commercial District. The proposal is to provide entertainment by a  
 Mariachi Band during dining hours each day without physical  
 alteration of the existing restaurant.  
 (Continued from Regular Meeting of June 18, 1992)

EXCUSED: OWENBERG

ABSENT: LEVINE

MOTION #: 13373

1:25 P.M.

1:00 P.M.

## SPECIAL DISCRETIONARY REVIEW HEARING

NOTICE: AT APPROXIMATELY 1:00 P.M. THE CITY PLANNING COMMISSION WILL CONVENE INTO A SPECIAL DISCRETIONARY REVIEW HEARING. PROCEDURES GOVERNING SPECIAL DISCRETIONARY REVIEW HEARINGS WILL BE IN EFFECT. THOSE CASES THAT ARE SCHEDULED ON THIS CALENDAR, BUT HAVE NOT BEEN CALLED OR HEARD BY 1:00 P.M., COULD BE CONTINUED TO A LATER TIME OR DATE DETERMINED BY THE COMMISSION.

NOTE: ANY CASE THAT HAS NOT BEEN CALLED OR HEARD BY 9:00 P.M., COULD BE CONTINUED TO A DATE SPECIFIED BY THE COMMISSION.

WITHOUT 19. 91.597D (*TAPE 1A: # 2325-2350*) (BLAUVELT)  
 HEARING, 2029 KIRKHAM STREET, south side between 24th and 25th Avenues, Lot 25  
 'CONTINUED TO in Assessor's Block 1870 -- Request for Discretionary Review of  
 7-23-92 Building Permit Application No. 911383 to construct a horizontal and  
 (5-0) vertical addition to the existing single-family dwelling and  
 construct a second dwelling unit in the house, in an RH-2 (House,  
 Two-Family) District.  
 a) Consideration of Discretionary Review  
 b) Discretionary Review hearing  
 (Continued from Regular Meeting of June 11, 1992)

No D.R. 20. 92.323D (*TAPE 1A: # 2355-3161*) (*TAPE 1B: # 0000-2217*) (PASSMORE/FUNG)  
 (6-0) 2149 BROADWAY STREET, south between Webster and Buchanan Streets,  
 ABSENT: LEVINE Lot 15 in Assessor's Block 580 -- Request for Discretionary Review of  
 Building Permit Application No. 92069915 to construct a three-story  
 over garage, single-family dwelling after demolition of existing  
 residential building in an RH-2 (House, Two Family) District.  
 a) Consideration of Discretionary Review  
 b) Discretionary Review Hearing

BLC HEARING 21. 92.220D (*TAPE 1B: # 2238-3167*) (*TAPE 1A: # 0000-0655*) (PASSMORE/FUNG)  
CLOSED AFTER 2051-55 VALLEJO STREET, northside between Laguna and Buchanan  
LEAVING TESTIMONY Streets, Lot 31 in Assessor's Block 555 -- Request for Discretionary  
 CONTINUED Review of Building Permit Application No. 9123537 to construct a new  
 TO 7-16-92  
 (6-0)

ABSENT: LEVINE

## Item 92.220D continued

rooftop deck at the attic level of the existing three family dwelling in an RM-2 (Mixed, Medium Density) District.  
a) Consideration of Discretionary Review  
b) Discretionary Review Hearing

22. 92.160D (TAPE II A: #0680-2100) (BERKOWITZ)  
No D.R. 275 HEARST AVENUE, southside between Congo and Detroit Streets, Lot 36 in Assessor's Block 3119 - Request for Discretionary Review of Building Permit No. 9123705 to construct two-story, a rear yard addition to a single family house in an RH-1 (House, One-Family) district.  
(6-0)  
ABSENT: LEVINE  
a) Consideration of Discretionary Review  
b) Discretionary Review Hearing

WITHOUT 23. 92.228D (TAPE IA: #2325-2350) (BERKOWITZ)  
HEARING, 467 TEXAS STREET, east side between 19th and 20th Streets, Lot 16 in  
CONTINUED Assessor's Block 4065 - Request for Discretionary Review of Building  
TO 7-30-92 Permit Application No. 9202128 to partially enclose a second story,  
(5-0) rear yard deck for a single family house in an RH-2 (House,  
ABSENT: LEVINE Two-Family) district.  
LOWENBERG  
a) Consideration of Discretionary Review  
b) Discretionary Review Hearing

BUILDING 24. 92.159D (BERKOWITZ)  
APPLICATION 889 - 32ND AVENUE, west side between Cabrillo and Fulton Streets, Lot  
WITHDRAWN 2H in Assessor's Block 1675 - Request for Discretionary Review of  
Building Permit Application No. 9201207 for a vertical addition to a  
single family house in an RH-2 (House, Two-Family) district.  
a) Consideration of Discretionary Review  
b) Discretionary Review Hearing

\* THE COMMISSION RECESSED FROM 3:35 P.M. - 5:00 P.M.  
5:00 P.M.

AFTER 25. 92.287ET (HORTON)  
RECEIVING RESIDENTIAL CONSERVATION CONTROLS (RCC-D) Public Hearing of the  
PUBLIC Residential Conservation Controls as interim controls for period  
TESTIMONY not to exceed 6 months. The proposed ordinance contains provisions  
AS INDICATED for height, rear yard and building design to redefine the potential  
ON PAGE 7, building form and appearance of new construction and alteration of  
ITEMS 25 & buildings in R-districts and require compliance with the Residential  
26 WERE Design Guidelines. Off-street parking requirements are proposed to  
CONTINUED be increased for new development and alterations in RH-1 (D), RH-1,  
TO 7-16-92 RH-1(S) and RH-2 districts, and the dimensions for off-street  
(5-0) parking spaces are proposed to be reduced citywide. Demolition and  
ABSENT: extensive alteration is proposed to be prohibited in RH-1 (D), RH-1  
BOLDRIDGE RH-1(S) and RH-2 districts, and approval of the replacement structure  
LEVINE will be required prior to issuing a demolition or extensive  
alteration permit. Procedures for notification and review of  
building permit applications are also proposed and definitions are  
included. The ordinance also proposes to charge a fee for exceptions  
from the upper story area reduction and to allow Code required  
rehabilitation of non-complying structures. The proposed ordinance  
will be applicable to all RH and RM districts including the Nob

Item 92.287ET continued

Hill Special Use District, the Dolores Heights Special Use District and the Bernal Heights Special Use District.  
 (Continued from Regular Meeting of June 11, 1992)

26. 92.288ET (HORTON)  
RESIDENTIAL CONSERVATION CONTROLS (RCC-D) Public Hearing of  
 Residential Conservation Controls as permanent controls. (For a  
 description of the ordinance see 92.287ET above)  
 (Continued from Regular Meeting of June 11, 1992)

PUBLIC HEARING ON THE RESIDENTIAL CONSERVATION CONTROLS AS INITIATED ON MAY 28, 1992. AT THIS HEARING THE PLANNING COMMISSION MAY ASK QUESTIONS, MAKE COMMENTS AND/OR GIVE DIRECTION TO STAFF ON OUTSTANDING ISSUES.

THE SCHEDULE FOR PUBLIC TESTIMONY ON ITEMS 25 AND 26 IS AS FOLLOWS:

MEETING IIA:  
 2135-3151) A. PRESENTATION BY Dick Morton, ASSOCIATION OF REALTORS (15 min.)  
 B. PRESENTATION BY Jeff Byers, GLEN PARK ASSOCIATION (15 min.)  
 C. PRESENTATION BY Dorice Murphy, EUREKA VALLEY TRAILS & ART NETWORK (10 min.)  
 D. PACIFIC HEIGHTS RESIDENTS ASSOC./COW HOLLOW ASSOC. (15 min. joint presentation)  
 E. JOINT PRESENTATION BY RICHMOND COMMUNITY ASSOC., HOUSING COALITION OF S.F., INNER SUNSET ACTION COMMITTEE (30 min.)  
 F. EDITH McMILLIAN  
 G. TERRY MILNE - BERNAL HEIGHTS IMPROVEMENT CLUB  
 H. JANET CARPINELLI - PLAN  
 I. BRUCE SELBY - LAKESHORE AREA  
 J. KAREN WOOD - MIRNEMA PARK  
 MEETING IIB:  
 ALL SUMMARY COMMENTS FROM ORGANIZATIONS WHO GAVE PRESENTATIONS PRIOR TO 6/25/92:  
 (Each organization is allowed 10 min.)

A. NEIGHBORS OF THE EXCELSIOR - Carol Taylor JANICE PARAKILAS  
 B. SPEAK - Mary Ann Miller  
 C. RESIDENTIAL BUILDERS ASSOC. - Joe O'Donohue (DID NOT SPEAK)  
 D. POTRERO HILL BOOSTERS - Dick Millet  
 E. SMALL BUSINESS DEVELOPMENT CORP. - Dehnert Queen (DID NOT SPEAK)  
 F. AIA - John Schlesinger  
 G. FOREST HILL & WEST OF TWIN PEAKS - Harold Wright  
 H. COALITION OF SF NEIGHBORHOODS - Margaret Siegel

Adjournment — 8:40 P.M.

NOTE ON APPEALS: Commission action on Conditional Uses and reclassifications may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Linda Avery, Administrative Secretary, City Planning Commission, at (415) 558-6414.

NOTICE

Copies of the proposed Residential Conservation Controls ordinance are available for \$12 at the Department of City Planning, 4th floor Reception Desk, between 8:00 a.m. and 5:00 p.m. weekdays. The proposal may also be reviewed at the Main Library and all Branch Libraries and at the Zoning Information Counter at the Department of City Planning, 5th floor, Room 502, from 10:00 a.m. to 12:00 p.m. and from 1:00 p.m. to 5:00 p.m. weekdays.

NOTICE OF PUBLIC HEARING ON DISCRETIONARY REVIEW

On July 23, 1992 at 5:00 P.M. the City Planning Commission will hold a public hearing on the general matter of Discretionary Review. Department staff will make available a report on alternatives and options related to Discretionary Review two weeks prior to the hearing. Those interested in this matter are urged to submit their ideas in writing to the Department as soon as possible so they can be incorporated into the staff report.

CPC:689

## RESIDENTIAL CONSERVATION CONTROLS - REZONING PROGRAM

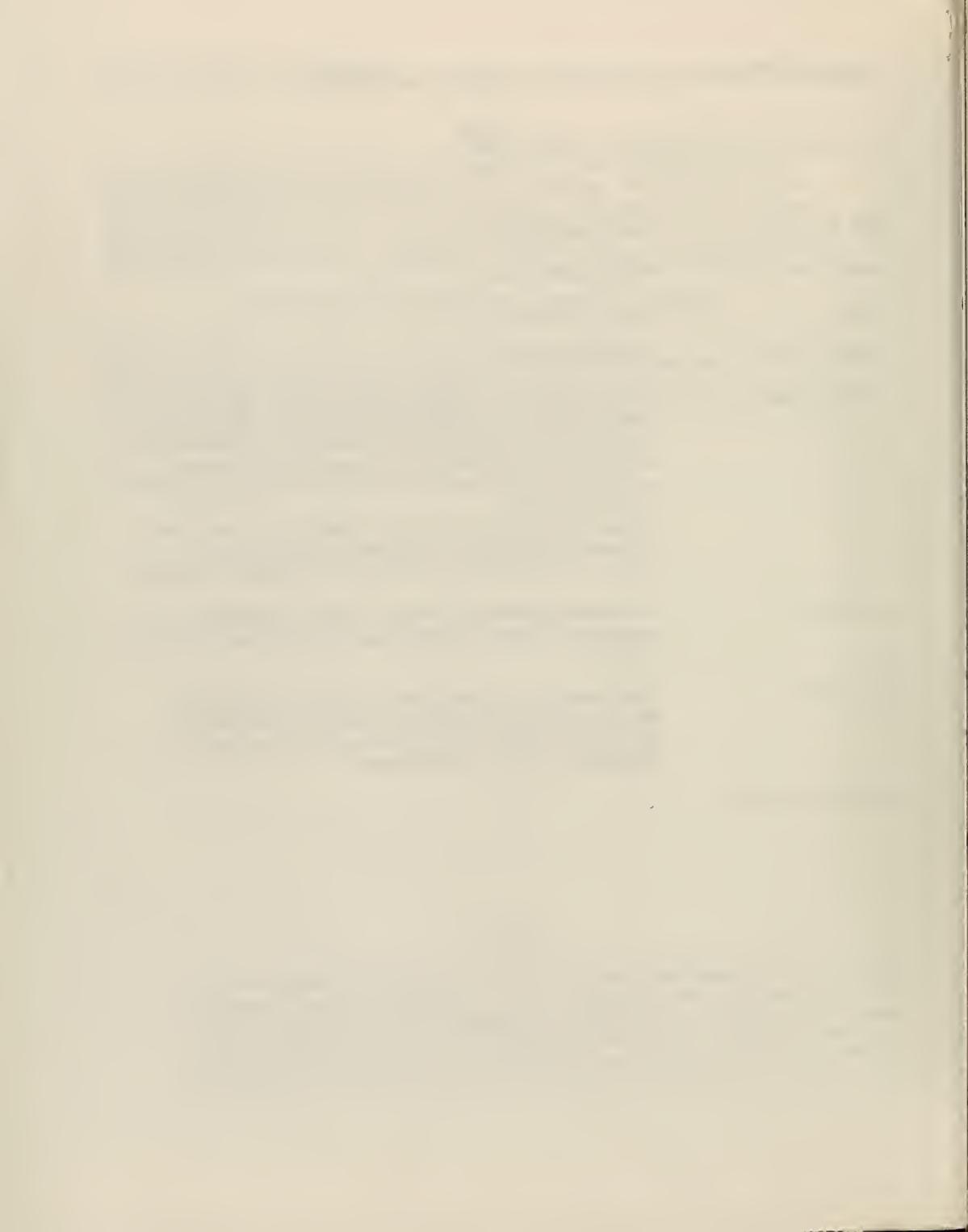
### UPDATED HEARING SCHEDULE - JUNE 25, 1992

May 28, 1992	Public hearing held.
June 4, 1992	Public hearing held.
June 11, 1992	Public hearing held.
June 18, 1992	Hearing cancelled.
June 25, 1992	Duly noticed Public Hearing on the Residential Conservation Controls Ordinance as initiated on May 28, 1992. The testimony presented on May 28, June 4 and 11 will be incorporated in the official public hearing record. The Planning Commission may ask questions, make comments and / or give direction to staff on outstanding issues. Please call Linda Avery if you want to testify or if a group wants to present their rebuttal. The rebuttals will be limited to 10 minutes and are taken in reverse order of the previous testimony.
July 16, 1992	Written staff response to Planning Commission questions, comments and direction. Material also to be available to public at this time.
July 30, 1992	Public hearing on Staff response. This is the earliest possible date for action by the Commission. The CPC action will be preceded by a public hearing on the appeal of the Negative Declaration, if appeal is not withdrawn.

N:\RCC\SCHEDULE

### NOTICE

Copies of the proposed Residential Conservation Controls ordinance are available for \$12 at the Department of City Planning, 4th floor Reception Desk, between 8:00 a.m. and 5:00 p.m. weekdays. The proposal may also be reviewed at the Main Library and all Branch Libraries and at the Zoning Information Counter at the Department of City Planning, 5th floor, Room 502, from 10:00 a.m. to 12:00 p.m. and from 1:00 p.m. to 5:00 p.m. weekdays.



SF  
C55

# 21

7/16/92

NOTE: For information on the next Commission Calendar, please call 558-6422 on Fridays after 3:00 p.m. for a recorded message.

NOTE: Items listed on this calendar will not be heard before the stated time.

NOTE: Speaker Cards will be available at all meetings. They can also be picked up in advance from 6th Floor Reception, Department of City Planning, 450 McAllister.

## DRAFT SUMMARY

### NOTICE OF MEETING AND CALENDAR

OF THE  
SAN FRANCISCO  
CITY PLANNING COMMISSION  
REGULAR MEETING  
THURSDAY  
JULY 16, 1992  
ROOM 282, CITY HALL  
1:30 P.M.

DOCUMENTS DEPT.  
JUL 20 1992  
SAN FRANCISCO  
PUBLIC LIBRARY

ROLL CALL: Commissioners Fung, Elzey/Boldridge, Levine, Lowenberg,  
-Nothenberg/Prowler, Smith, Unobskey.

NOTE: The Commission will take a short recess at 3:30 p.m.

1:40 P.M.  
1:30 P.M.

### A. ITEMS TO BE CONTINUED (TAPE 1A: # 0050 - 0263)

ITEMS  
1-5  
CONTINUED  
AS  
SHOWN  
(5-0)

1. 91.214E 91.328E  
91.215E 92.287E  
91.327E 92.288E

(GALLAGHER)

Residential Conservation Controls (RCC) -- Appeal of a Preliminary Negative Declaration on the proposed Residential Conservation Controls. The negative declaration will be amended prior to the hearing to reflect changes that have been proposed for these controls. (Continued from Regular Meeting of June 25, 1992)  
(Proposed for continuance to July 30, 1992)

18SRNT: 2. 92.220D PUBLIC HEARING CLOSED (PASSMORE/FUNG)  
2051-55 VALLEJO STREET, northside between Laguna and Buchanan Streets, Lot 31 in Assessor's Block 555 -- Request for Discretionary Review of Building Permit Application No. 9123537 to construct a new roof deck at the attic level of the existing three family dwelling in an RM-2 (Mixed, Medium Density) District.

a) Consideration of Discretionary Review  
b) Discretionary Review Hearing

NOTE: ON JUNE 25, 1992, THE COMMISSION RECEIVED PUBLIC TESTIMONY, CLOSED THE PUBLIC HEARING AND CONTINUED THE MATTER TO JULY 16, 1992. COMMISSIONER LEVINE WAS ABSENT FROM THE JUNE 25 MEETING.  
(Continued from Regular Meeting of June 25, 1992)  
(Proposed for continuance to August 13, 1992)

3. 91.496D\* (COLEMAN)  
3945 - 19TH STREET, south side between Sanchez and Noe Streets, Lot 70 in Assessor's Block 3601 -- Request for Discretionary Review of Building Permit Application No. 9012306S to construct a two unit, 5 story over garage structure in an RH-2 (House, Two-Family) District.  
a) Consideration of Discretionary Review  
b) Discretionary Review hearing  
(Continued from Regular Meeting of June 11, 1992)  
(Proposed for continuance to August 6, 1992)

4. 91.522D\* (COLEMAN)  
3947 - 19TH STREET, south side between Sanchez and Noe Streets, Lot 69 in Assessor's Block 3601 -- Request for Discretionary Review of Building Permit Application No. 9012305S to construct a two unit 5 story over garage structure in an RH-2 (House, Two-Family) District.  
a) Consideration of Discretionary Review  
b) Discretionary Review hearing  
(Continued from Regular Meeting of June 11, 1992)  
(Proposed for continuance to August 6, 1992)

(\*ITEMS WILL BE CONSIDERED TOGETHER)

5. 92.118D PUBLIC HEARING CLOSED (COLEMAN)  
337 MOLIMO DRIVE, westside, near Bella Vista Way, Lot 19 in Assessor's Block 3007 -- Request for Discretionary Review of Building Permit Application No. 9202764S to construct a two story extension to the rear and to add a story in an RH-1 (House, One-Family) district.  
a) Consideration of Discretionary Review hearing  
b) Discretionary Review hearing  
NOTE: ON JUNE 11, 1992, THE COMMISSION RECEIVED PUBLIC TESTIMONY, CLOSED THE PUBLIC HEARING AND CONTINUED THE MATTER TO JUNE 25, 1992. COMMISSIONERS FUNG, LEVINE AND SMITH WERE ABSENT FROM THE JUNE 11 MEETING.  
(Continued from Regular Meeting of June 25, 1992)  
(Proposed for continuance to August 20, 1992)

B. PUBLIC COMMENT (TAPE 12: #0265-1870)

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

SPEAKERS: MARGARET SIGEL u: RCC

EDITH Mc MILLIAN u: RCC

JOHN DARDIS u: APPEAL OF RCC NEG. DEC

PETER PODCHERNIKOFF u: DEMOLITION / RCC

MICHAEL NURI u: DEMOLITION / RCC

C. COMMISSIONERS' QUESTIONS AND MATTERS - NONED. DIRECTOR'S REPORT

ITEMS 6. TIER III (TAPE 1A: # 1885-1960) (COLEMAN)  
 6 & 7 2271 - 41ST AVENUE, westside, between Wawona Street and Sloat  
 Boulevard, Lot 15 in Assessor's Block 2510 --- Informational  
 No. OPPOSITION. presentation of Building Permit Application No. 9206312 to construct  
 No. D.R. a 25'x6' deck and sun room at the rear of the house in an RH-1  
 (5-0) (House, One-Family) district. This project is being brought to the  
 Commission's attention pursuant to Planning Commission Resolution No.  
 12044.

PRESENT:

LEVINE 7. TIER III (TAPE 1A: # 1885-1960) (COLEMAN)  
 PROWLER 1914 - 32ND AVENUE, eastside, between Ortega and Pacheco Streets, Lot  
 49 in Assessor's Block 2103 --- Informational presentation of  
 Building Permit Application No. 9117933 to construct a two story  
 addition to the rear in an RH-1 (House, One-Family) district. This  
 project is being brought to the Commission's attention pursuant to  
 Planning Commission Resolution No. 12044.

6 Action  7 Required  8 Now SCHEDULED ITEM. -- INFORMATIONAL (BLAZER) - (TAPE 1A: # 2010-2055)  
 E. REGULAR CALENDAR

APPROVED 8. AS MODIFIED FEE SURCHARGES (TAPE 1A: # 2060 - 2768) (EDELIN/KESSLER)  
 (5-0) Public hearing on proposed amendments to the text of the City  
 Planning Code, Article 3.5A, Section 374 et seq. and Chapter 31 of  
 the Administrative Code (Environmental Quality), Section 31.46A, to  
 add a fee surcharge for zoning and public information, construction  
 services and compliance activities related to development projects  
 and permit processing.

PRESENT: LEVINE 9. 91.306EZ (TAPE 1A: # 2770 - 3163) (TAPE 1B: # 0000-2258) (MEDINA)  
 PROWLER 4220 ARMY STREET, north side, between Castro and Diamond Streets.  
 (5-0) Lots 40 and 46 of Assessor's Block 6562 -- Request for

REZONING: LEVINE 10. reclassification of the two lots from RM-1 (Mixed-Low Density) and  
 PROWLER RH-1 (House-Single Family) to RM-3 (Mixed-Medium Density). The  
 (5-0) project is intended to legalize two (currently illegal) units in an  
 existing 38 unit building. Although no physical change is proposed  
 at this time, the re-zoning would increase the number of permitted  
 units on the site to a total of 51.

(Continued from Regular Meeting of May 28, 1992)

3:40PM. 3:00 P.M.

(TAPE 1B: # 2268-3165) (TAPE 1A: # 0000-1200)  
 PUBLIC HEARING ON THE RESIDENTIAL CONSERVATION CONTROLS AS INITIATED ON MAY  
 28, 1992. AT THIS HEARING THE PLANNING COMMISSION MAY ASK QUESTIONS, MAKE  
 COMMENTS AND/OR GIVE DIRECTION TO STAFF ON OUTSTANDING ISSUES.

PRESENTATION BY Edith McMillian -- (10 min.)

ITEMS 10. 92.287ET (HORTON)  
 10 & 11 CONTINUED RESIDENTIAL CONSERVATION CONTROLS (RCC-D) Public Hearing of the  
 0 7-30-92 Residential Conservation Controls as interim controls for period  
 (5-0) not to exceed 6 months. The proposed ordinance contains provisions

PRESENT: LEVINE & PROWLER

## Item 92.287ET continued

for height, rear yard and building design to redefine the potential building form and appearance of new construction and alteration of buildings in R-districts and require compliance with the Residential Design Guidelines. Off-street parking requirements are proposed to be increased for new development and alterations in RH-1 (D), RH-1, RH-1(S) and RH-2 districts, and the dimensions for off-street parking spaces are proposed to be reduced citywide. Demolition and extensive alteration is proposed to be prohibited in RH-1 (D), RH-1, RH-1(S) and RH-2 districts, and approval of the replacement structure will be required prior to issuing a demolition or extensive alteration permit. Procedures for notification and review of building permit applications are also proposed and definitions are included. The ordinance also proposes to charge a fee for exceptions from the upper story area reduction and to allow Code required rehabilitation of non-complying structures. The proposed ordinance will be applicable to all RH and RM districts including the Nob Hill Special Use District, the Dolores Heights Special Use District and the Bernal Heights Special Use District.

(Continued from Regular Meeting of June 25, 1992)

## 11. 92.288ET

(HORTON)

RESIDENTIAL CONSERVATION CONTROLS (RCC-D) Public Hearing of Residential Conservation Controls as permanent controls. (For a description of the ordinance see 92.287ET above)

(Continued from Regular Meeting of June 25, 1992)

**4:20 4:00 P.M.  
SPECIAL DISCRETIONARY REVIEW HEARING**

NOTICE: AT APPROXIMATELY 4:00 P.M. THE CITY PLANNING COMMISSION WILL CONVENE INTO A SPECIAL DISCRETIONARY REVIEW HEARING. PROCEDURES GOVERNING SPECIAL DISCRETIONARY REVIEW HEARINGS WILL BE IN EFFECT. THOSE CASES THAT ARE SCHEDULED ON THIS CALENDAR, BUT HAVE NOT BEEN CALLED OR HEARD BY 4:00 P.M., COULD BE CONTINUED TO A LATER TIME OR DATE DETERMINED BY THE COMMISSION.

NOTE: ANY CASE THAT HAS NOT BEEN CALLED OR HEARD BY 9:00 P.M., COULD BE CONTINUED TO A DATE SPECIFIED BY THE COMMISSION.

## 12. 91.748D

(COLEMAN)

*D. R.*  
WITHDRAWN 2634 - 19th AVENUE, eastside, between Vicente and Wawona Streets, lot 30 in Assessor's Block 2478 -- Request for Discretionary Review of building permit application No. 9120137S to add a story to a one-story over garage single-family dwelling in an RH-1 (House, One-Family) district.

- a) Consideration of Discretionary Review.
- b) Discretionary Review hearing.

(Continued from Regular Meeting of June 11, 1992)

## NOTICE OF MEETING AND CALENDAR

-5-

JULY 16, 1992

13. 92.711D (TAPE II A: #1220-3161) (TAPE II B: #0000-1389) (COLEMAN)

No D.R.  
(5-0)  
ABSENT: LEVINE  
BROWLER

377 FRANCONIA STREET, eastside between Rutledge Street and Esmeralda Avenue, Lot 35 in Assessor's Block 5556 -- Request for Discretionary Review of Building Permit Application No. 9024524 to construct a single-family house on a steeply downsloping lot, consisting of two stories at the front and four stories at the rear in an RH-1 (House, One-Family) district.

a) Consideration of Discretionary Review

b) Discretionary Review hearing

14. 92.175D (TAPE II B: #1400-2877) (COLEMAN)

No D.R.  
(5-0)  
ABSENT: LEVINE  
BROWLER

743 - 14TH AVENUE, westside between Fulton and Cabrillo Streets, Lot 7 in Assessor's Block 1657 --- Request for Discretionary Review of Building Permit Application No. 9119530 to construct a horizontal extension to the rear and an extension to the front of the structure on the top floor in an RH-2 (House, Two-Family) district.

a) Consideration of Discretionary Review.

b) Discretionary Review hearing.

15. 92.210D (TAPE II B: #2880-3160) (TAPE III A: #0000-0789) (COLEMAN)

No D.R.  
(5-0)  
ABSENT: LEVINE  
BROWLER

24 COLLEGE TERRACE, westside between St. Mary's & Mission Streets, Lot 70 in Assessor's Block 6720 --- Request for Discretionary Review of Building Permit Application No. 9008504 for construction of a one story over garage single family building in an RH-2 (House, Two-Family) district.

a) Consideration of Discretionary Review.

b) Discretionary Review hearing.

16. 92.280D (TAPE III A: #0795-2039) (COLEMAN)

No D.R.  
(5-0)  
ABSENT: LEVINE  
BROWLER

335 QUINTARA STREET, south side between 12th Avenue and Funston (13th Avenue), Lot 30 in Assessor's Block 2205 --- Request for Discretionary Review of Building Permit Application No. 9202029 to construct a horizontal extension to the rear to an existing single-family residence in an RH-1 (House, One-Family) district.

a) Consideration of Discretionary Review.

b) Discretionary Review hearing.

Adjournment 6:49 P.M.

NOTE ON APPEALS: Commission action on Conditional Uses and reclassifications may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Linda Avery, Administrative Secretary, City Planning Commission, at (415) 558-6414.

NOTICE

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## RESIDENTIAL CONSERVATION CONTROLS - REZONING PROGRAM

## UPDATED HEARING SCHEDULE - JULY 10, 1992

July 16, 1992      Public Hearing

July 30, 1992      Public hearing. This is the earliest possible date for action by the Commission. The CPC action will be preceded by a public hearing on the appeal of the Negative Declaration, if appeal is not withdrawn.

NOTICE OF PUBLIC HEARING ON DISCRETIONARY REVIEW

On August 13, 1992, at 5:00 P.M. the City Planning Commission will hold a public hearing on the general matter of Discretionary Review. Department staff will make available a report on alternatives and options related to Discretionary Review two weeks prior to the hearing. This matter was originally scheduled for July 23.

CPC:696

SF  
C55  
#21  
7/9/92

NOTE: For information on the next Commission Calendar, please call 558-6422 on Fridays after 3:00 p.m. for a recorded message.

NOTE: Items listed on this calendar will not be heard before the stated time.

NOTE: Speaker Cards will be available at all meetings. They can also be picked up in advance from 6th Floor Reception, Department of City Planning, 450 McAllister.

## DRAFT SUMMARY

### NOTICE OF MEETING AND CALENDAR

OF THE

SAN FRANCISCO

CITY PLANNING COMMISSION

REGULAR MEETING

THURSDAY

JULY 9, 1992

ROOM 282, CITY HALL

1:30 P.M.

DOCUMENTS DEPT.

JUL 13 1992

SAN FRANCISCO  
PUBLIC LIBRARY

ROLL CALL: Commissioners Fung, Elzey/Boldridge, Levine, Lowenberg, Nothenberg/Prowler, Smith, Unobskey.

-----  
NOTE: The Commission will take a short recess at 3:30 p.m.

1:43 P.M.

~~3:30 P.M.~~

### A. ITEMS TO BE CONTINUED (TAPE 1A: #0050-0148)

1. 92.253C (HING)

817 COLUMBUS AVENUE, west side between Greenwich and Lombard Street; Lot 3 in Assessor's Block 74 -- Request for Conditional Use Authorization to establish a Small Self-Service Restaurant (as defined by Section 790.91 of the Planning Code) with one billiard table (defined as Other Entertainment by Section 790.38) as part of a self-service laundromat in the North Beach Neighborhood Commercial District. The proposal is to establish a laundromat with self-service snack bar occupying about 1,000 square feet of the total floor area of approximately 4,500 square feet and to include one billiard table.  
(Proposed for continuance to July 23, 1992)

2. 92.276C (HING)

2033 UNION STREET, south side between Webster and Buchanan Streets; Lot 21 in Assessor's Block 541 -- Request for Conditional Use Authorization to modify conditions of approval of a previous authorization (Motion No. 9629M) for an outdoor activity area within an existing restaurant in the Union Street Neighborhood Commercial District. The proposal is to increase seating, from 30 to 49 seats within a 735 square feet patio, add patio lighting and extend hours for patio use.  
(Proposed for continuance to July 23, 1992)

3. 92.123C (GREEN)

2369 MARKET STREET, south side between 17th and Noe Streets; Lot 36 in Assessor's Block 3563 -- Request for Conditional Use Authorization to install a Pool Table and establish Dancing, both defined as OTHER ENTERTAINMENT Commercial Activity by Section 790.38 of the Planning

ITEMS

1 - 7

CONTINUED  
AS  
INDICATED

(6-0)

ABSENT:

LEVINE

## Item 92.123C continued.

Code and to amend a condition of approval as set forth in a previous authorization for an existing second story bar located in the Upper Market Street Neighborhood Commercial District. The proposal is to add one pool table increasing the total number of pool tables to 2, to allow dancing to pre-recorded music Thursday thru Sunday within the existing second floor bar, and to amend a condition of approval as set forth in City Planning Commission Motion No. 8125 allowing separate entrances for the 2nd floor bar and ground floor restaurant. The previous authorization required principal entrance for the bar through the restaurant.

(Continued from Regular Meeting of June 4, 1992)

(Proposed for continuance to July 23, 1992)

## 4. 92.068C

(GREEN)

3134 - 24TH STREET, north side, between Folsom and Shotwell Streets; Lot 16 in Assessor's Block 3641 -- Request for Conditional Use Authorization to convert a ground floor garage to a commercial space and the elimination of required off-street residential parking for an existing building within the 24th Street Mission Neighborhood Commercial District. The proposal is to convert the existing basement garage to a commercial space approximately 1,168 square feet in size to be occupied by a commercial activity upon completion. The conversion also results in the elimination of required off-street parking for the four existing dwelling units on the two floors above.

(Continued from Regular Meeting of May 7, 1992)

(Proposed for continuance to July 23, 1992)

## 5. 92.259C

(GREEN)

3913 - 24TH STREET, south side, between Sanchez and Noe Streets; Lot 39 in Assessor's Block 6508 -- Request for Conditional Use Authorization to add other entertainment (as defined by Section 790.38 of the Planning Code) to an existing Large Self Service Cafe/Delicatessen Restaurant located within the 24th Street Noe Valley Neighborhood Commercial District. The proposal is to add live entertainment in the form of acoustical music, comedy, improvisational performances, and poetry reading to the existing restaurant which seats up to 49 persons in approximately 1,100 square feet of area. The performances would take place during normal dining hours.

(Proposed for continuance to July 23, 1992)

## 6. 92.015C

(MONTANA)

337-375 FELL STREET, southwest corner at Gough Street; lots 20A, 21, 27, 28 and 30 of Assessor's Block 832 -- Request for a Planned Unit Development pursuant to Section 304 of the Planning Code to construct a five story structure containing 82 low income affordable rental units on a 39,600 square foot vacant lot with up to 90 off-street parking spaces, up to 4,999 square feet of retail space and common open space in lieu of a rear yard; conditional use authorization required for development on a lot greater than 10,000 square feet pursuant to Section 121.1 and for more than 3,000 square feet of non-residential space pursuant to Section 121.2 in a Hayes-Gough Neighborhood Commercial district and a 50-X height and bulk district.

(Proposed for continuance to August 6, 1992)

7. 91.497D (COLEMAN)  
 1124-26 FILBERT STREET, northside between Hyde and Leavenworth  
 Streets, Lot 6 in Assessor's Block 94 -- Request for Discretionary  
 Review of Building Permit Application No. 8916280 to construct a  
 dormer on the west side of the existing third floor and to replace  
 the roof.  
 a) Consideration of Discretionary Review  
 b) Discretionary Review hearing  
 (Continued from Regular Meeting of June 11, 1992  
 (Proposed for continuance to August 6, 1992)

B. PUBLIC COMMENT (TAPE 1A: # 0150 - 1975) - LARRY BADINER RESPONDED TO PUBLIC COMMENTS

VARIOUS  
SPEAKERS

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

C. COMMISSIONERS' QUESTIONS AND MATTERS (TAPE 1A: # 1980-2115)  
 FUNDING: DEPARTMENTS COMPUTERIZATION

D. DIRECTOR'S REPORT

INSTRUCTED TO 8. INFORMATIONAL (TAPE 1A: # 2120-3163) (TAPE 1B: # 0000-0313) (HERRERA)  
 SCHEDULE FUTURE CARING.  
 Annual Housing Information Presentation: Changes in the Housing  
 Inventory.

ACTION: D. UNSCHEDULED - REC/DEMOLITION (HORTON/ALBERT) --- (TAPE 1B: # 0320-2580)

E. REGULAR CALENDAR

AFTER  
RELEIVING  
PUBLIC  
TESTIMONY,  
THE COMMISSION  
CLOSED THE  
PUBLIC HEARING  
& EXTENDED THE  
GRID TO RECEIVE  
WRITTEN COMMENTS  
5 P.M., 7-10-92.

9. 89.037E (TAPE 1B: # 2600-3162) (TAPE 1A: # 0000-2984) (GALLAGHER)  
 1661 PINE STREET, Residential Life Care Facility. Public hearing on  
 the Draft Environmental Impact Report. The site is the entire block  
 bounded by Pine, Austin and Franklin Streets and Van Ness Avenue,  
 Lots 1, 3, 17, 25-29 of Assessor's Block 666. The project would  
 result in the demolition of all buildings on the block and the  
 construction of a nine (9) to thirteen (13) story (112-130 feet)  
 residential life care facility. This facility would include 250  
 housing units, a 20,200 square-foot skilled nursing facility, 252  
 off-street parking spaces, and various accessory uses including a  
 kitchen, congregate dining room, lounges and recreational rooms. The  
 project would total roughly 520,000 sq. feet of area inclusive of  
 parking and accessory spaces. The project would be designed with a  
 podium base at about 40 feet and three towers of 13 stories connected  
 by 9 story segments.

COURT  
REPORTER  
PRESENT

Adjournment 4:59 p.m.

NOTE ON APPEALS: Commission action on Conditional Uses and reclassifications may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Linda Avery, Administrative Secretary, City Planning Commission, at (415) 558-6414.

NOTICE

Copies of the proposed Residential Conservation Controls ordinance are available for \$12 at the Department of City Planning, 4th floor Reception Desk, between 8:00 a.m. and 5:00 p.m. weekdays. The proposal may also be reviewed at the Main Library and all Branch Libraries and at the Zoning Information Counter at the Department of City Planning, 5th floor, Room 502, from 10:00 a.m. to 12:00 p.m. and from 1:00 p.m. to 5:00 p.m. weekdays.

NOTICE OF PUBLIC HEARING ON DISCRETIONARY REVIEW

On July 23, 1992 at 5:00 P.M. the City Planning Commission will hold a public hearing on the general matter of Discretionary Review. Department staff will make available a report on alternatives and options related to Discretionary Review two weeks prior to the hearing. Those interested in this matter are urged to submit a written outline of their ideas, which will be forwarded to the Commission with the staff report. Make submissions by the close of business Wednesday, July 8, to the Department of City Planning, 5th Floor, 450 McAllister Street, Attention: D.R. Workshop.

CPC:690

RESIDENTIAL CONSERVATION CONTROLS - REZONING PROGRAM

UPDATED HEARING SCHEDULE - JULY 1, 1992

June 25, 1992	Duly noticed Public Hearing on the Residential Conservation Controls Ordinance as initiated on May 28, 1992. The testimony presented on May 28, June 4 and 11 will be incorporated in the official public hearing record. Hearing held.
July 16, 1992	Public hearing.
July 30, 1992	Public hearing. This is the earliest possible date for action by the Commission. The CPC action will be preceded by a public hearing on the appeal of the Negative Declaration, if appeal is not withdrawn.

SF

CS

#21

7/23/92

NOTE: For information on the next Commission Calendar, please call 558-6422 on Fridays after 3:00 p.m. for a recorded message.

NOTE: Items listed on this calendar will not be heard before the stated time.

NOTE: Speaker Cards will be available at all meetings. They can also be picked up in advance from 6th Floor Reception, Department of City Planning, 450 McAllister.

## DRAFT SUMMARY

### NOTICE OF MEETING AND CALENDAR

OF THE

SAN FRANCISCO

CITY PLANNING COMMISSION

REGULAR MEETING

THURSDAY

JULY 23, 1992

ROOM 282, CITY HALL

1:30 P.M.

DOCUMENTS DEPT.

JUL 27 1992

SAN FRANCISCO  
PUBLIC LIBRARY

ROLL CALL: Commissioners Fung, Elzey, Boldridge, Levine, Lowenberg, Nethenberg, Prowler, Smith, Unobskey.

-----  
NOTE: The Commission will take a short recess at 3:30 p.m.

1:40 P.M.

1:30 P.M.

### A. ITEMS TO BE CONTINUED (TAPE 1A: #0050-0200)

1. 92.055C

(PAEZ)

ITEMS  
1-3  
CONTINUED  
AS  
SHOWN  
(5-0)  
ABSENT:  
BOLDRIDGE  
SMITH

698 PRECITA AVENUE, southwest corner at York Street, Lot 1 in Assessor's Block 5514. Request for authorization of a conditional use to establish a live/work unit within the ground floor portion of an existing residential building located in an RH-2 (Residential, House, Two-Family) District within the Bernal Heights Special Use District.

(Proposed for Continuance to August 13, 1992)

2. 92.259C

(GREEN)

3913 - 24TH STREET, south side, between Sanchez and Noe Streets; Lot 39 in Assessor's Block 6508 -- Request for Conditional Use Authorization to add other entertainment (as defined by Section 790.38 of the Planning Code) to an existing Large Self Service Cafe/Delicatessen Restaurant located within the 24th Street Noe Valley Neighborhood Commercial District. The proposal is to add live entertainment in the form of acoustical music, comedy, improvisational performances, and poetry reading to the existing restaurant which seats up to 49 persons in approximately 1,100 square feet of area. The performances would take place during normal dining hours.

(Proposed for Continuance to September 17, 1992)

3. INFORMATIONAL (KOHLSTRAND)  
CENTRAL EMBARCADERO -- Status report on the transportation and land use/open space planning for the replacement facility for the demolished Embarcadero Freeway and the adjacent public plaza.  
 (Proposed for continuance to July 30, 1992)

B. PUBLIC COMMENT (TAPE 1A: #0220-0530)

SPEAKERS:

MARGARET  
SIGEL

RE: WATER  
RESOURCES

LLC

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

C. COMMISSIONERS' QUESTIONS AND MATTERS (TAPE 1A: #0540-1150)

LEVINE: STATUS OF DEPT. BRIEFING SESSIONS — SPEAKER: EDITH Mc MILLIAN

D. DIRECTOR'S REPORT

PUBLIC COMMENT RECEIVED 4 87.700C (TAPE 1A: #1163-3151) (TAPE 1B: #0000-1992) (BADINER) COURT  
 111 CHESTNUT STREET, Parcel bounded by Chestnut, Winthrop, Lombard and Montgomery Streets, Assessor's Block 60, Lot 15 -- Report on the PRESENT  
 No Action Required status of the 118 unit Senior Housing Project.

E. REGULAR CALENDAR

WITHOUT HEARING, ITEM 5. 92.409C (TAPE 1B: #2000-2228) (GHOSH)  
 CONTINUED TO 7-30-92 (5-0)  
 APPROVED 6. 90.568B (TAPE 1B: #2235-3159) (TAPE 1A: #0000-1030) (NIXON)  
 w/ CONDITIONS AS MODIFIED (6-0)  
 ABSENT: BOLDRIDGE SMITH  
 MOTION #: 13381

Consideration of a Finding of Conformity for an amendment to the Redevelopment Plan for the Western Addition Redevelopment Project. Area A-2 and a determination to recommend to the Board of Supervisors that they adopt the proposed plan amendment. This amendment would: (1) increase the limitation on the number of tax increment funds that may be divided and allocated to the Agency for use under the Plan from \$65.3 million to \$190.3 million; (2) extend the time, from October 13, 1994 to October 13, 2000 for the establishment or incurrence by the Agency of any loans, advances, or indebtedness to finance the Project.

1075 FRONT STREET, corner lot bounded by John Maher and Union Streets, Lot 1 in Assessor's Block 111 - Request for Project Authorization for an office building, containing approximately 32,000 square feet of office space subject to the Office Development Limitation Program. The Project would convert an existing vacant, 35-40 feet tall single-story-plus-mezzanine, brick warehouse, located within the Northeast Waterfront Historic District, to approximately

Item 90.568B continued

32,000 square feet of office use, 750 square feet of retail space and 31 parking spaces. The building will be seismically upgraded with the addition of new interior floors, and exterior windows and doors.

The project site is located in a C-2 (Community Business) District, a 40-X Height and Bulk District, the Northern Waterfront Special Use District No. 3, and is within the Northeast Waterfront Historic District.

APPROVED 7.  
/ CONDITIONS  
s MODIFIED  
(6-0)  
SENT: SMITH  
MOTION #:  
13382

92.253C (TAPE IIIA: #115D-2104) (HING)  
817 COLUMBUS AVENUE, west side between Greenwich and Lombard Street; Lot 3 in Assessor's Block 74 -- Request for Conditional Use Authorization to establish a Small Self-Service Restaurant (as defined by Section 790.91 of the Planning Code) with one billiard table (defined as Other Entertainment by Section 790.38) as part of a self-service laundromat in the North Beach Neighborhood Commercial District. The proposal is to establish a laundromat with a self-service snack bar occupying about 1,000 square feet of the total floor area of approximately 4,500 square feet and to include one billiard table.

(Continued from Regular Meeting of July 9, 1992)

INTENT TO 8.  
APPROVE w/  
CONDITIONS  
(6-0)  
SENT: SMITH  
FINAL LANGUAGE  
7-30-92  
PUBLIC HEARING  
CLOSED.

92.276C (TAPE IIIA: #233D-3177)(TAPE IIIB: #0000-1730) (HING)  
2033 UNION STREET, south side between Webster and Buchanan Streets; Lot 21 in Assessor's Block 541 -- Request for Conditional Use Authorization to modify conditions of approval of a previous authorization for an outdoor activity area within an existing restaurant in the Union Street Neighborhood Commercial District. The proposal is to increase patio seating, add patio lighting and extend hours of operation for an establishment occupying approximately 735 square feet of floor area.

(Continued from Regular Meeting of July 9, 1992)

3:00 P.M.

INTENT TO 9.  
APPROVE WITH  
CONDITIONS  
(6-0)  
SENT: SMITH  
FINAL LANGUAGE  
7-30-92  
PUBLIC HEARING  
CLOSED.

92.068C (TAPE IIIB: #1765-3179)(TAPE IIIA: #0000-1381) (GREEN)  
3134 - 24TH STREET, north side, between Folsom and Shotwell Streets; Lot 16 in Assessor's Block 3641 -- Request for Conditional Use Authorization to convert a ground floor garage to a commercial space and the elimination of required off-street residential parking for an existing building within the 24th Street Mission Neighborhood Commercial District. The proposal is to convert the existing basement garage to a commercial space approximately 1,168 square feet in size to be occupied by a commercial activity upon completion. The conversion also results in the elimination of required off-street parking for the four existing dwelling units on the two floors above.

(Continued from Regular Meeting of July 9, 1992)

MEETING HELD

CONTINUED

INDEFINITELY

(6-0)

ABSENT: SMITH

10. 92.123C (TAPE III A: #1400 - 2432) (GREEN)  
2369 MARKET STREET, south side between 17th and Noe Streets; Lot 36 in Assessor's Block 3563 -- Request for Conditional Use Authorization to install a Pool Table and establish Dancing, both defined as OTHER ENTERTAINMENT Commercial Activity by Section 790.38 of the Planning Code and to amend a condition of approval as set forth in a previous authorization for an existing second story bar located in the Upper Market Street Neighborhood Commercial District. The proposal is to add one pool table increasing the total number of pool tables to 2, to allow dancing to pre-recorded music Thursday thru Sunday within the existing second floor bar, and to amend a condition of approval as set forth in City Planning Commission Motion No. 8125 allowing separate entrances for the second floor bar and ground floor restaurant. The previous authorization required principal entrance for the bar through the restaurant.

(Continued from Regular Meeeting of July 9, 1992)

WITHOUT  
HEARING,  
CONTINUED TO  
8-13-92

(6-0)

ABSENT: SMITH

11. 91.597D (BLAUVELT)  
2029 KIRKHAM STREET, south side between 24th and 25th Avenues, Lot 25 in Assessor's Block 1870 -- Request for Discretionary Review of Building Permit Application No. 911383 to construct a horizontal and vertical addition to the existing single-family dwelling and construct a second dwelling unit in the house, in an RH-2 (House, Two-Family) District.

a) Consideration of Discretionary Review

b) Discretionary Review hearing

(Continued from Regular Meeting of June 25, 1992)

WITHOUT  
HEARING,  
CONTINUED  
TO 8-6-92

(6-0)

ABSENT: SMITH

12. 91.270D (COLEMAN)  
226 ONEIDA AVENUE, northside between Delano and Otsego Avenues Lot 90 in Assessor's Block 6951 - Request for Discretionary Review of Building Permit Application No. 9016905 to move the existing house at 226 Oneida to the rear corner (south) of the mid-block vacant lot. The building will be shortened by 10 feet at the rear. There will be a permanent easement for vehicular access through the 226 Oneida parcel in a RH-1 (House One-Family) District

a) Consideration of Discretionary Review

b) Discretionary Review hearing

Adjournment - 7:30 p.m.

NOTE ON APPEALS: Commission action on Conditional Uses and reclassifications may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Linda Avery, Administrative Secretary, City Planning Commission, at (415) 558-6414.

NOTICE OF PUBLIC HEARING ON DISCRETIONARY REVIEW

On August 13, 1992, at 5:00 P.M. the City Planning Commission will hold a public hearing on the general matter of Discretionary Review. Department staff will make available a report on alternatives and options related to Discretionary Review two weeks prior to the hearing. This matter was originally scheduled for July 23.

NOTICE

Copies of the proposed Residential Conservation Controls ordinance are available for \$12 at the Department of City Planning, 4th floor Reception Desk, between 8:00 a.m. and 5:00 p.m. weekdays. The proposal may also be reviewed at the Main Library and all Branch Libraries and at the Zoning Information Counter at the Department of City Planning, 5th floor, Room 502, from 10:00 a.m. to 12:00 p.m. and from 1:00 p.m. to 5:00 p.m. weekdays.

## RESIDENTIAL CONSERVATION CONTROLS - REZONING PROGRAM

## UPDATED HEARING SCHEDULE - JULY 17, 1992

July 30, 1992      Public hearing.

CPC:697



SF  
CS5  
#21

7/30/12  
NOTE: For information on the next Commission Calendar, please call 558-6422 on Fridays after 3:00 p.m. for a recorded message.

~~NOTICE~~ NOTE: Items listed on this calendar will not be heard before the stated time.

NOTE: Speaker Cards will be available at all meetings. They can also be picked up in advance from 6th Floor Reception, Department of City Planning, 450 McAllister.

## DRAFT SUMMARY

### NOTICE OF MEETING AND CALENDAR

OF THE  
SAN FRANCISCO  
CITY PLANNING COMMISSION  
REGULAR MEETING  
THURSDAY  
JULY 30, 1992  
1:30 P.M.  
ROOM 282, CITY HALL

DOCUMENTS DEPT.

AUG 03 1992

SAN FRANCISCO  
PUBLIC LIBRARY

ROLL CALL: Commissioners Fung, ~~Ezey~~ Boldridge, Levine, ~~Lowenberg~~,  
~~Nethenberg~~ Prowler, Smith, Unobskey.

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NOTE: The Commission will take a short recess at 3:30 p.m.

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1:35 P.M.  
1:30 P.M.

### A. ITEMS TO BE CONTINUED (TAPE 1A: #0030-0270)

1. 92.390C (LINDSAY)

ITEMS  
1-7  
CONTINUED  
AS  
SHOWN  
(5-0)  
ABSENT:  
BOLDRIDGE  
LOWENBERG

2899 CLAY STREET, southeast corner of Clay and Divisadero Streets, Lot 23 in Assessor's Block 1003 - The subject property contains a church which became an "automatic" Conditional Use in 1978, since it lawfully existed in a residential zoning district at that time.

Under Section 178(b) of the City Planning Code, permitted Conditional Uses which lawfully existed at the time of the 1978 City Planning Code amendment that required certain new uses in residential zoning districts to obtain Conditional Use authorization, were permitted to continue as "automatic" Conditional Uses, on the condition that they continued to operate in the form and intensity of use which existed on the effective date of that amendment. Section 178(c) of the City Planning Code stipulates that permitted Conditional Uses may not be significantly altered, enlarged or intensified except upon approval of a new Conditional Use authorization. The Zoning Administrator has determined that the church's permitted Conditional Use has been significantly intensified since 1978 without approval by the City Planning Commission of a new Conditional Use authorization. The matter is therefore being calendared for a Public Hearing before the City Planning Commission to consider either revocation of the church's Conditional Use authorization (under Section 303(d) of the City Planning Code) or modification of conditions to establish the church's intensified level of use as its authorized use. Proposed for Continuance to September 10, 1992

2. 91.746E (GLASNER)  
117-133 DIVISADERO STREET, Assessor's Block 1259, Lot 10, 11, and 12. The proposed project would develop three currently vacant lots by constructing one three-unit townhouse on each for a total of nine new two-bedroom units. Nine off-street parking spaces would be provided.  
(Proposed for Continuance to August 13, 1992)

3. 92.260C (GREEN)  
601 LINCOLN WAY, southwest corner of 7th Avenue; Lot 50 in Assessor's Block 1743 - Request for Conditional use Authorization to modify an existing NON-CONFORMING AUTOMOTIVE GAS STATION located within an RH-2 (House, Two-Family) District. The proposal is to modify the existing non-conforming automotive gas station by adding retail sale of food items and other non-auto related items within the station building. Also, included in the proposal are architectural changes such as new canopies and gas pump dispensers.  
(Proposed for Continuance to September 17, 1992)

4. 91.214E 91.328E  
91.215E 92.287E  
91.327E 92.288E (GALLAGHER)  
Residential Conservation Controls (RCC) -- Appeal of a Preliminary Negative Declaration on the proposed Residential Conservation Controls. The negative declaration will be amended prior to the hearing to reflect changes that have been proposed for these controls.  
(Proposed for Continuance to September 10, 1992)

5. 92.287ET (HORTON)  
RESIDENTIAL CONSERVATION CONTROLS (RCC-D) Public Hearing of the Residential Conservation Controls as interim controls for period not to exceed 6 months. The proposed ordinance contains provisions for height, rear yard and building design to redefine the potential building form and appearance of new construction and alteration of buildings in R-districts and require compliance with the Residential Design Guidelines. Off-street parking requirements are proposed to be increased for new development and alterations in RH-1 (D), RH-1, RH-1(S) and RH-2 districts, and the dimensions for off-street parking spaces are proposed to be reduced citywide. Demolition and extensive alteration is proposed to be prohibited in RH-1 (D), RH-1, RH-1(S) and RH-2 districts, and approval of the replacement structure will be required prior to issuing a demolition or extensive alteration permit. Procedures for notification and review of building permit applications are also proposed and definitions are included. The ordinance also proposes to charge a fee for exceptions from the upper story area reduction and to allow Code required rehabilitation of non-complying structures. The proposed ordinance will be applicable to all RH and RM districts including the Nob Hill Special Use District, the Dolores Heights Special Use District and the Bernal Heights Special Use District.  
(Continued from Regular Meeting of June 16, 1992)  
(Proposed for Continuance to August 6, 1992)

6. 92.288ET (HORTON)  
RESIDENTIAL CONSERVATION CONTROLS (RCC-D) Conservation Controls as permanent controls. (For a description of the ordinance see 92.287ET above)  
 (Continued from Regular Meeting of July 16, 1992)  
 (Proposed for Continuance to August 6, 1992)

7. 92.005Q (L. SCOTT)  
1405 GREENWICH STREET, southwest corner of Polk Street, Lot 1 in Assessor's Block 523 - Five unit residential condominium conversion subdivision, review for consistency with the Master Plan in an RM-2 (Mixed Residential, Moderate Density) District.  
 (Proposed for Continuance to September 17, 1992)

B. PUBLIC COMMENT (TAPE 1A: #0300-0600)

PEAKERS: At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

C. COMMISSIONERS' QUESTIONS AND MATTERS (TAPE 1A: #0615-1089)

LEVINE: (1) 240 LOMBARD ST. (2) TRANSIT IMPROVEMENT PROGRAM

D. DIRECTOR'S REPORT

APPROVED (6-0) 8. (TAPE 1A: #1093-2400) (EDELIN)  
ABSENT: LOWENBERG Consideration of Resolution Authorization Director of Planning to submit a Supplemental Appropriation Request for up to \$735,000 to provide the following services: Zoning and public information; construction services and compliance activities related to development projects and permit processing.

E. CONSIDERATION OF FINDINGS AND FINAL MOTION - PUBLIC HEARING CLOSED

APPROVED (6-0) 9. 92.276C (TAPE II B: #2415-2600) (HING)  
W/ CONDITIONS AS MODIFIED (6-0) 2033 UNION STREET, south side between Webster and Buchanan Streets; Lot 21 in Assessor's Block 541 -- Request for Conditional Use Authorization to modify conditions of approval of a previous authorization for an outdoor activity area within an existing restaurant in the Union Street Neighborhood Commercial District. The proposal is to increase patio seating, add patio lighting and extend hours of operation for an establishment occupying approximately 735 square feet of floor area.  
 (Continued from Regular Meeting of July 23, 1992)  
 NOTE: ON JULY 23, 1992, THE COMMISSION PASSED A MOTION OF INTENT TO APPROVE WITH CONDITIONS BY A VOTE OF (6-0). COMMISSIONER SMITH WAS ABSENT.

TAKEN OUT OF ORDER.  
 FOLLOWING #1.

APPROVED<sup>10.</sup> 92.068C (TAPE II B: # 2605 - 2913) (GREEN)  
 w/ CONDITIONS  
 AS MODIFIED IN  
 THE FINDINGS.  
 (6-0)  
 3134 - 24TH STREET, north side, between Folsom and Shotwell Streets;  
 Lot 16 in Assessor's Block 3641 -- Request for Conditional Use  
 Authorization to convert a ground floor garage to a commercial space  
 and the elimination of required off-street residential parking for an  
 existing building within the 24th Street Mission Neighborhood  
 Commercial District. The proposal is to convert the existing  
 basement garage to a commercial space approximately 1,168 square feet  
 in size to be occupied by a commercial activity upon completion. The  
 conversion also results in the elimination of required off-street  
 parking for the four existing dwelling units on the two floors above.  
 (Continued from Regular Meeting of July 23, 1992)

ABSENT: LOVENBERG  
 MOTION #: 13385

TAKEN  
 OUT OF  
 ORDER.  
 FOLLOWED  
 #9

NOTE: ON JULY 23, 1992, THE COMMISSION PASSED A MOTION OF INTENT TO  
 APPROVE WITH CONDITIONS BY A VOTE OF (6-0). COMMISSIONER SMITH WAS  
 ABSENT.

F. REGULAR CALENDAR

PRESENTATION<sup>11.</sup> (TAPE IIA: # 1045 - 3162) (TAPE II B: # 0000 - 1525) (CHION)  
 COMPLETE.  
 NO ACTION  
 REQUIRED.  
 COMMERCE AND INDUSTRY ELEMENT. Staff presentation on the publication  
 of the first Commerce and Industry Annual Inventory. This Inventory  
 includes basic information on the City's economy, essential for  
 policy analysis and review of the Master Plan Element. It is  
 intended to become a companion to the annually published Housing  
 Inventory.

PRESENTATION<sup>12.</sup>  
 COMPLETE.  
 NO ACTION  
 REQUIRED.

TAKEN  
 OUT OF  
 ORDER.  
 FOLLOWED  
 #12

INFORMATIONAL (TAPE I A: # 3150 - 3161) (TAPE I B: # 0000 - 3162) (TAPE II A: # 0000 - 1030) (KOHLSTRAND)  
 CENTRAL EMBARCADERO -- Status report on the transportation and land  
 use/open space planning for the replacement facility for the  
 demolished Embarcadero Freeway and the adjacent public plaza.  
 (Continued from Regular Meeting of July 23, 1992) *NOTHNERG REARRANGED  
 PRIORITY FOR THIS ITEM*

INFORMATIONAL<sup>13.</sup>  
 PRESENTATION  
 ONLY.  
 NO ACTION  
 TAKEN.

TAKEN  
 OUT OF  
 ORDER.  
 FOLLOWED  
 #13

92.409R (TAPE I A: # 2420 - 3146) (GHOSH)  
 Consideration of a Finding of Conformity for an amendment to the  
 Redevelopment Plan for the Western Addition Redevelopment Project  
 Area A-2 and a determination to recommend to the Board of Supervisors  
 that they adopt the proposed plan amendment. This amendment would:  
 (1) increase the limitation on the number of tax increment funds that  
 may be divided and allocated to the Agency for use under the Plan  
 from \$65.3 million to \$190.3 million; (2) extend the time, from  
 October 13, 1994 to October 13, 2000 for the establishment or  
 incurrence by the Agency of any loans, advances, or indebtedness to  
 finance the Project.  
 (Continued from Regular Meeting of July 23, 1992)

3:30 P.M.

PUBLIC HEARING HELD.  
 NO ACTION REQUIRED.  
 14. 92.4001 (TAPE II B: # 2920 - 3163) (TAPE III A: # 0000 - 2366) (MILLER)  
 SAN FRANCISCO ART INSTITUTE INSTITUTIONAL MASTER PLAN, with main  
 facilities at 800 Chestnut Street (existing) and 2299 Taylor Street  
 (proposed) and with ancillary existing facilities at 731 Market  
 Street - The Department of City Planning has received a draft  
 Institutional Master Plan for the San Francisco Art Institute dated  
 July, 1992. The public hearing will be for the purpose of receiving  
 public testimony on the Institutional Master Plan.

TAKEN  
 OUT OF  
 ORDER.  
 FOLLOWED  
 #10.

APPROVED 15. 91.6200 (*TAPE IIIA: #2380-2820*) (L. SCOTT) THESE ITEMS WERE CALLED & HEARD TOGETHER FOLLOWING #14.  
 (6-0) 3295 CLAY STREET, south side between Lyon and Presidio Streets, Lot 22 in Assessor's Block 1007 - Six-unit residential condominium conversion subdivision review for consistency with the Master Plan in the RM-1 (Mixed Residential, Low Density) District.

ABSENT: LOWENBERG  
MOTION #: 13386

APPROVED 16. 92.0120 (*TAPE IIIA: #2380-2820*) (L. SCOTT) ACTION FOR EACH ITEM WAS TAKEN INDEPENDENT.  
 (6-0) 277-279 CLINTON PARK, southside between Guerrero and Dolores Streets, Lot 33 in Assessor's Block 3534 - Six unit residential condominium conversion subdivision, review for consistency with the Master Plan in the RM-1 (Mixed Residential, Low Density) District.

ABSENT: LOWENBERG  
MOTION #: 13388

APPROVED 17. 92.3760 (*TAPE IIIA: #2380-2820*) (L. SCOTT) TAKEN OUT OF ORDER. FOLLOWED #19  
 (6-0) 1626 NORTHPOINT STREET, northside between Webster and Buchanan Streets, Lot 6 in Assessor's block 445A - Five unit residential condominium conversion subdivision review for consistency with the Master Plan in the RH-2 (House, Two-Family) District.

ABSENT: LOWENBERG  
MOTION #: 13387

DISAPPROVED 18. 92.048C (*TAPE IV A: #0000-3154*) (*TAPE IV B: #0000-1108*) (PAEZ) TAKEN OUT OF ORDER. FOLLOWED #19  
 (6-0) 377-379 COLLINGWOOD STREET, northeast corner at Twenty-First Street, Lot 33 in Assessor's Block 2752. Request for authorization of a conditional use to allow the conversion of an existing two-family dwelling to a Bed and Breakfast Inn containing five (5) guest rooms in an RH-2 (Residential, House, Two-Family) District.

ABSENT: LOWENBERG  
MOTION #: 13390

APPROVED 19. 92.267C (*TAPE IIIA: #2830-3147*) (GREEN) TAKEN OUT OF ORDER. FOLLOWED #17.  
 (W) CONDITIONS (6-0)  
 ABSENT: LOWENBERG  
MOTION #: 13389  
 161 MISSOURI STREET, east side between 17th and Mariposa Streets; Lot 31 in Assessor's Block 3985 -- Request for Conditional Use Authorization to extend the termination date for an existing NON-CONFORMING COMMERCIAL ACTIVITY located within an RH-2 (House, Two-Family) District. The proposal is to extend the termination date for a non-conforming commercial activity at the subject property as set forth in Section 185 (of the Planning Code) from May 2, 2005 to May 2, 2018. No exterior alteration (other than painting and signage) is proposed.

8:40 P.M.  
6:00 P.M.

SPECIAL DISCRETIONARY REVIEW HEARING

NOTICE: AT APPROXIMATELY 6:00 P.M. THE CITY PLANNING COMMISSION WILL CONVENE INTO A SPECIAL DISCRETIONARY REVIEW HEARING. PROCEDURES GOVERNING SPECIAL DISCRETIONARY REVIEW HEARINGS WILL BE IN EFFECT. THOSE CASES THAT ARE SCHEDULED ON THIS CALENDAR, BUT HAVE NOT BEEN CALLED OR HEARD BY 6:00 P.M., COULD BE CONTINUED TO A LATER TIME OR DATE DETERMINED BY THE COMMISSION.  
 NOTE: ANY CASE THAT HAS NOT BEEN CALLED OR HEARD BY 9:00 P.M., COULD BE CONTINUED TO A DATE SPECIFIED BY THE COMMISSION.

LEARING HELD. 20. 92.228D (*TAPE IV B: #1165-2220*) (*TAPE IV A: #1400-2500*) (BERKOWITZ)  
 PUBLIC HEARING CANCELED  
 CONTINUED TO 467 TEXAS STREET, east side between 19th and 20th Streets, Lot 16 in Assessor's Block 4065 - Request for Discretionary Review of Building Permit Application No. 9202128 to partially enclose a second story rear yard deck for a single family house in an RH-2 (House, Two-Family) district.  
 9-10-92 (5-0)  
 a) Consideration of Discretionary Review  
 b) Discretionary Review hearing

ABSENT:  
 BOLDRIDGE & LOWENBERG

21. 92.249D

(BERKOWITZ)

*D.R.*  
**WITHDRAWN**

669 RHODE ISLAND, east side between 18th and 19th Streets, Lot 5 in Assessor's Block 4031 - Request for Discretionary Review of Building Permit Application No. 9204462 for the construction of a three-story two-family house in an Rh-2 (House, Two-Family) district.

- Consideration of Discretionary Review
- Discretionary Review hearing

22. 92.243D

(BERKOWITZ)

*D.R.*  
**WITHDRAWN**

707 CORBETT, east side between Morgan Alley and Romain Street, Lot 18 in Assessor's Block 2755 - Informational presentation of Building Permit Application No. 9203871 for the construction of an additional story of occupancy on a single family house in an Rm-1 (Mixed-Residential/Low Density) district. This project is being brought to the Commission's attention pursuant to Planning Commission Resolution No. 12044.1.

Adjournment - 10:30 p.m.

NOTE ON APPEALS: Commission action on Conditional Uses and reclassifications may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Linda Avery, Administrative Secretary, City Planning Commission, at (415) 558-6414.

NOTICE

Copies of the proposed Residential Conservation Controls ordinance are available for \$12 at the Department of City Planning, 4th floor Reception Desk, between 8:00 a.m. and 5:00 p.m. weekdays. The proposal may also be reviewed at the Main Library and all Branch Libraries and at the Zoning Information Counter at the Department of City Planning, 5th floor, Room 502, from 10:00 a.m. to 12:00 p.m. and from 1:00 p.m. to 5:00 p.m. weekdays.

CPC:698

DRAFT ADDENDUM  
NOTICE OF MEETING AND CALENDAR SUMMARY  
OF THE  
SAN FRANCISCO  
CITY PLANNING COMMISSION  
REGULAR MEETING  
THURSDAY  
July 30, 1992  
ROOM 282, CITY HALL

NOTICE IS HEREBY GIVEN of an addition and correction to the Notice of Meeting and Calendar of the Regular Meeting of the San Francisco City Planning Commission for July 30, 1992.

1:30 P.M.

DIRECTOR'S REPORT (Calendar Addition)

A1. (TAPE IV B: #1540-2410)

(BLAZEJ/HORTON)

FOLLOWED  
#11.

WEEKLY SCHEDULE Discussion of proposed schedule for detailed review of compiled  
ADOPTED, 6PM OR Residential Conservation Control subjects.

LATER START TIMES.

6:00 P.M.

DISCRETIONARY REVIEW CALENDAR (Calendar Correction)

Items 21 & 22 on the calendar, 669 Rhode Island and 707 Corbett were withdrawn and should be replaced with:

No D.R. A2. 92.281D (TAPE IV B: #2235-3153) (TAPE V A: #0000-1384) (BERKOWITZ) FOLLOWED  
w/ INSTRUCTIONS 661 - 46TH AVENUE, west side between Sutro Heights Avenue and Balboa  
TO STAFF Street, Lot 1A in Assessor's block 1594 -- Request for Discretionary  
(5-0) Review of Building Permit Application No. 9202627 for the  
ABSENT: construction of an additional story of occupancy and rear yard  
BOLDRIDGE addition to a house in an RH-2 (House, Two-Family) district.  
LOWENBERG a) Consideration of Discretionary Review  
b) Discretionary Review hearing

No D.R. A3. 92.255D (TAPE II A: #2520-3167) (TAPE IV B: #0000-0169) (BERKOWITZ) FOLLOWED  
w/ INSTRUCTIONS 1863 - 25TH AVENUE, west side between Noriega and Ortega Streets, Lot 12 in Assessor's block 2062 -- Request for Discretionary Review of  
TO STAFF Building Permit Application No. 9203318 for the construction of an  
(5-0) additional story of occupancy to a single family house in an RH-1  
ABSENT: (House, One-Family) district.  
BOLDRIDGE a) Consideration of Discretionary Review  
LOWENBERG b) Discretionary Review hearing

#20.

2ND HALF

OF #20

CPC/698(7)



SF  
C55  
#21  
8/6/92

00.E: For information on the next Commission Calendar, please call 558-6422 on Fridays after 3:00 p.m. for a recorded message.

NOTE: Items listed on this calendar will not be heard before the stated time.

NOTE: Speaker Cards will be available at all meetings. They can also be picked up in advance from 6th Floor Reception, Department of City Planning, 450 McAllister.

## DRAFT SUMMARY

### NOTICE OF MEETING AND CALENDAR

OF THE

SAN FRANCISCO

CITY PLANNING COMMISSION

REGULAR MEETING

THURSDAY

AUGUST 6, 1992

ROOM 282, CITY HALL

1:30 P.M.

DOCUMENTS DEPT.

AUG 10 1992

SAN FRANCISCO  
PUBLIC LIBRARY

ROLL CALL: Commissioners Fung, Elzey/Boldridge, Levine, Lowenberg, Notherberg/Prowler, Smith, Unobskey.

NOTE: The Commission will take a short recess at 3:30 p.m.

1:38 P.M.

1:30 P.M.

### A. ITEMS TO BE CONTINUED (TAPE 1A: #0028-0220)

ITEMS 1. 87.081CPCPCP (SKIFFER)  
OCEAN BEACH PARCEL FOUR, Great Highway and Balboa Street, Assessor's  
Block 1592.  
A request for Conditional Use Authorization to amend a condition of a  
previous conditional use authorization as set forth in City Planning  
Commission Motion No. 13150 adopted August 15, 1991. The approval  
was for the fourth phase of a Planned Unit Development authorizing up  
to 61 housing units on 27 lots. The proposal is to extend the  
Performance Condition No. 2 in Exhibit A for up to five additional  
years, August 15, 1999, if property is used for a public purpose.  
The condition now requires that construction on Parcel Four commence  
by August 15, 1994.  
(Continued from Regular Meeting of June 11, 1992)  
(This item has been withdrawn)

142, WITHDRAWN  
or  
CONTINUED AS  
SHOWN  
(6-0)  
ABSENT:  
SMITH 2. 91.497D (COLEMAN)  
1124-26 FILBERT STREET, northside between Hyde and Leavenworth  
Streets, Lot 6 in Assessor's Block 94 -- Request for Discretionary  
Review of Building Permit Application No. 8916280 to construct a  
dormer on the west side of the existing third floor and to replace  
the roof.  
a) Consideration of Discretionary Review  
b) Discretionary Review hearing  
(Continued from Regular Meeting of July 9, 1992)  
(Proposed for Continuance to September 3, 1992)

B. PUBLIC COMMENT (TAPE 1A: #0380 - 2525)

VARIOUS SPEAKERS

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

C. COMMISSIONERS' QUESTIONS AND MATTERS (TAPE 1A: #2530 - 2897)

\*\*

D. DIRECTOR'S REPORT

ITEMS

3-5,

No  
OPPOSITION,

No

D. R.

(6-0)

ABSENT:

SMITH

3. TIER III (TAPE 1A: # 2900 - 2963) (COLEMAN)  
34 STRATFORD DRIVE, westside between Lyndhurst Drive and Wyton Lane, Lot 5 in Assessor's Block 7239---Informational presentation of Building Permit Application No. 9203936 an expansion to the rear containing a new kitchen in an RH-1 (House, One-Family) district. This project is being brought to the Commission's attention pursuant to Planning Commission Resolution No. 12044.

4. TIER III (TAPE 1A: # 2900 - 2963) (COLEMAN)  
3973 - 25TH STREET, southside between Church and Sanchez Streets, Lot 32 in Assessor's Block 6549---Informational presentation of Building Permit Application No. 9202760 to construct a one-story expansion to the rear and vertical addition on the existing structure in an RH-2 (House, Two-Family) district. This project is being brought to the Commission's attention pursuant to Planning Commission Resolution No. 12044.

5. TIER III (TAPE 1A: # 2900 - 2963) (BERKOWITZ)  
707 CORBET AVENUE, east side between Morgan Alley and Romain Street, Lot 18 in Assessor's Block 2755 - Informational presentation of Building Permit Application No. 9203871 for the construction of a third story for a single family house in an RM-1 (Mixed-Residential, Low Density) district. This project is being brought to the Commission's attention pursuant to the Planning Commission Resolution No. 12044.

(TAPE 1A: # 2970 - 3164) (TAPE 1B: # 3000 - 1066)

(BASH)

Informational presentation by staff on the status of the Mission Bay Housing program as requested by the Planning Commission in April 1992.

PRESANTATION.  
COMPLETE.  
No ACTION  
REQUIRED.

\*\* 1. FUNG - u: FINE AGAINST PRITIKIN/MANSION HOTEL  
 2. LEVINE - u: RESOLUTION FOR BILL SUGAYA  
 3. FUNG - u: ARTICLE 10  
 4. LOWENBERG - u: ARTICLE 10

E. REGULAR CALENDAR

**METING HELD.** 7. 91.121E (TAPE 1B: #1389-3165) (TAPE 2A: #0000-0216) (GITELMAN)  
**PUBLIC COMMENTS RECEIVED.** 1051 TAYLOR STREET, GRACE CATHEDRAL - CLOSE ALTERATIONS Assessor's Block 246, Lot 1. PUBLIC HEARING ON THE DRAFT EIR. The proposed project would construct a new staircase to the Cathedral (with meeting rooms and a gift shop located below), a new approximately 19,000 sq. ft. Chapter House facing Sacramento Street, a landscaped courtyard and an underground parking structure (about 120 spaces) between the Cathedral and Sacramento Street, and approximately 11,400 sq. ft. in two additions to the Cathedral School for Boys. The project would require demolition of the Cathedral House which faces Taylor Street, elimination of the existing stairs to the Cathedral and the space beneath them, removal and/or relocation of portions of the Crocker Fence which partially surrounds the Cathedral property, and removal of the existing 65-space surface parking lot. The existing Diocesan House and the Cathedral proper would remain unchanged. Vehicle access to the site would be relocated from Sacramento Street to Taylor Street. **NOTE:** Comments on the Draft EIR will be accepted until the close of the Public Hearing. **COURT REPORTER PRESENT.**

**WRITTEN COMMENT PERIOD EXTENDED TO 5p.m., 8-14-92 (6-0)**  
**ABSENT: SMITH**

**HEARING HELD 8. (TAPE 2B: #7715-3139) (TAPE 2A: #0000-3161) (TAPE 2B: #0000-0451) (MONTANA)** **TAKEN OUT OF ORDER.**  
**WRITTEN COMMENT PERIOD EXTENDED TO 5p.m., 8-14-92.** INCLUSIONARY AFFORDABLE HOUSING POLICY  
 Consideration of amendments to the Commission's Guidelines for the Application of San Francisco's Inclusionary Affordable Housing Policy, adopted by Motion No. 13062 on April 4, 1991, to include 1992 HUD income standards; amendments to the calculation of ownership prices; clarification of ten percent affordability goal; specification of a percent of median income rather than a range of median income for individual projects; and inclusion of uniform language tying the Guidelines to standardized Commission Motions and a Procedures Manual. The Commission will consider standard sample language for housing affordability requirements for Commission Motions and an accompanying Procedures Manual describing definitions of terms, pricing, marketing, reporting and enforcement procedures for required affordable housing unit. **FOLLOWED #9**

**PUBLIC HEARING CLOSED.**  
**CONTINUED TO 9-10-92 (6-0)**  
**ABSENT: SMITH**

**APPROVED 9. (TAPE 2A: #0320-3137) (TAPE 2B: #0000-1690) (MONTANA)** **TAKEN OUT OF ORDER.**  
**W/ CONDITIONS AS MODIFIED (6-0)**  
**ABSENT: SMITH**  
**MOTION #: 13391**  
 92.015C (TAPE 2A: #0320-3137) (TAPE 2B: #0000-1690) (MONTANA)  
 337-375 FELL STREET, southwest corner at Gough Street; lots 20A, 21, 27, 28 and 30 of Assessor's Block 832 -- Request for a Planned Unit Development pursuant to Section 304 of the Planning Code to construct a five story structure containing 82 low income affordable family size rental units on a 39,600 square foot vacant lot with up to 87 off-street parking spaces, up to 4,999 square feet of retail space and common open space in lieu of a rear yard; conditional use authorization is required for development on a lot greater than 10,000 square feet pursuant to Section 121.1 and for more than 3,000 square feet of non-residential space pursuant to Section 121.2 in a Hayes-Gough Neighborhood Commercial district and a 50-X height and bulk district.  
 (Continued from Regular Meeting of July 9, 1992) **FOLLOWED #7**

*WITHOUT HEARING,* 10. 92.151L (*TAPE 1A: #0028-0220*) (*TAPE 1A: #1075.1385*) (MARSH)  
 2135 SUTTER STREET, Golden Gate Commandery of the Knights Templar (Macedonia Missionary Baptist Church), south side between Steiner and Pierce Streets, Lot 6 in Assessor's Block 682. Acting on the recommendation of the Landmarks Preservation Advisory Board to consider designation of the Golden Gate Commandery of the Knights Templar (Macedonia Missionary Baptist Church) as Landmark No. 202 pursuant to Article 10 of the City Planning Code. The subject property is zoned NC-2 (Small Scale Neighborhood-Commercial) District and a 50-X Height and Bulk District.

*CONTINUED TO 10-15-92 (6-0)*

*ABSENT: SMITH*

7:30 - 5:00 P.M.

## SPECIAL DISCRETIONARY REVIEW HEARING

NOTICE: AT APPROXIMATELY 5:00 P.M. THE CITY PLANNING COMMISSION WILL CONVENE INTO A SPECIAL DISCRETIONARY REVIEW HEARING. PROCEDURES GOVERNING SPECIAL DISCRETIONARY REVIEW HEARINGS WILL BE IN EFFECT. THOSE CASES THAT ARE SCHEDULED ON THIS CALENDAR, BUT HAVE NOT BEEN CALLED OR HEARD BY 5:00 P.M., COULD BE CONTINUED TO A LATER TIME OR DATE DETERMINED BY THE COMMISSION.

*WITHOUT HEARING, ITEMS 11 & 12 WERE CONTINUED TO 10-8-92 (4-0)*

*ABSENT: BUDRIDGE, BROWLER, SMITH*

11. 91.496D\* (COLEMAN)  
 3945 - 19TH STREET, south side between Sanchez and Noe Streets, Lot 70 in Assessor's Block 3601 - Request for Discretionary Review of Building Permit Application No. 9012306S to construct a two unit 5 story over garage structure in an RH-2 (House, Two-Family) District.  
 a) Consideration of Discretionary Review  
 b) Discretionary Review hearing  
 (Continued from Regular Meeting of July 16, 1992)

12. 91.522D\* (COLEMAN)  
 3947 - 19TH STREET, south side between Sanchez and Noe Streets, Lot 69 in Assessor's Block 3601 -- Request for Discretionary Review of Building Permit Application No. 9012305S to construct a two unit 5 story over garage structure in an RH-2 (House, Two-Family) District.  
 a) Consideration of Discretionary Review  
 b) Discretionary Review hearing  
 (Continued from Regular Meeting of July 16, 1992)

\*THESE CASES WILL BE CALLED AND HEARD TOGETHER

*HEARING HELD. CONTINUED TO 9-10-92 (6-0)*

*ABSENT: SMITH*

13. 91.270D (*TAPE 12B: #0475-3164*) (*TAPE 11A: #0000-0420*) (COLEMAN)  
 226 ONEIDA AVENUE, northside between Delano and Otsego Avenues Lot 90 in Assessor's Block 6951 - Request for Discretionary Review of Building Permit Application No. 9016905 to move the existing house at 226 Oneida to the rear corner (south) of the mid-block vacant lot. The building will be shortened by 10 feet at the rear. There will be a permanent easement for vehicular access through the 226 Oneida parcel in a RH-1 (House One-Family) District  
 a) Consideration of Discretionary Review  
 b) Discretionary Review hearing  
 (Continued from Regular Meeting of July 23, 1992)

8:30  
6:30 P.M.

BRIEFING 14.  
COMPLETED.

NO ACTION  
REQUIRED

(TAPE IV A: #0430-3153) (TAPE IV B: #0880-0906) (HORTON)

RESIDENTIAL CONSERVATION CONTROLS (RCC-D)-Workshop on Rear Yards.

This week's briefing by staff will focus on rear yards with explanation of basic concepts, measurement and definitions, description of the proposed controls, alternative approaches, a comparison of the proposal to the '78 Code and NCIC, and implications of the regulations. The Commission may ask questions of staff and the public, discuss the issues presented and direct staff to consider and/or examine changes to the ordinance as initiated. There will be opportunity for public comment which will be limited to rear yard controls only. Previous public testimony has been recorded and will be considered in making a decision in the future. Repeating previous testimony is discouraged.

WITHOUT  
HEARING, 15.  
ITEMS 15 & 16  
WERE  
CONTINUED TO  
9-17-92

92.287ET (HORTON)  
RESIDENTIAL CONSERVATION CONTROLS (RCC-D) Public Hearing of the  
Residential Conservation Controls as interim controls for period  
not to exceed 6 months.  
(Continued from Regular Meeting of July 30, 1992)

(6-0) 16.  
ABSENT:  
SMITH

92.288ET (HORTON)  
RESIDENTIAL CONSERVATION CONTROLS (RCC-D) Public Hearing of  
Residential Conservation Controls as permanent controls. (For a  
description of the ordinance see 92.287ET above)  
(Continued from Regular Meeting of July 30, 1992)

Adjournment - 9:42 P.M.

NOTE ON APPEALS: Commission action on Conditional Uses and reclassifications may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Linda Avery, Administrative Secretary, City Planning Commission, at (415) 558-6414.

#### NOTICE

Copies of the proposed Residential Conservation Controls ordinance are available for \$12 at the Department of City Planning, 4th floor Reception Desk, between 8:00 a.m. and 5:00 p.m. weekdays. The proposal may also be reviewed at the Main Library and all Branch Libraries and at the Zoning Information Counter at the Department of City Planning, 5th floor, Room 502, from 10:00 a.m. to 12:00 p.m. and from 1:00 p.m. to 5:00 p.m. weekdays.

**Schedule of Workshops on the RESIDENTIAL CONSERVATION CONTROLS**  
(The workshops will be held generally at 6 p.m. in Room 282 of City Hall)

August 6            General introduction explaining the ground rules.  
                          Rear Yards  
                          *Recommended Review: Residential Conservation Controls (May 1992),  
                          pages 36-81*

August 13           Height  
                          *Recommended Review: Residential Conservation Controls (May 1992),  
                          pages 81-95*

August 20           Building Design and Appearance, Off-Street Parking  
                          *Recommended Review: Residential Conservation Controls (May 1992),  
                          pages 95-108 (Building Design) and pages 109-115 and 226-228 (Off-Street  
                          Parking)*

August 27           Notice and Permit Review Procedures  
                          *Recommended Review: Residential Conservation Controls (May 1992),  
                          pages 124-131*

September 3        Miscellaneous topics such as definitions, Special Use Districts, amendments  
                          to other sections of the Code.  
                          *Recommended Review: to be determined*  
                          Outline of procedures for adoption.

September 10       Demolition (if the Commission wants another presentation on demolition)  
                          *Recommended Review: Residential Conservation Controls (May 1992),  
                          pages 120-124*

This schedule is subject to changes. Please refer to the weekly calendar for updates.

In addition to a two-page summary of the proposed Residential Conservation Controls, copies of the full text of the proposed ordinance are available for \$12 at the Department of City Planning, 4th floor Reception Desk, between 8 a.m. and 5 p.m. weekdays. The proposal may also be reviewed at the Main Library and all Branch Libraries and at the Zoning Information Counter at the Department of City Planning, 5th floor, Room 502, from 10 a.m. to 12 a.m. and from 1 p.m. to 5 p.m. weekdays.

5F  
55  
#21  
8/13/92 NOTE: For information on the next Commission Calendar, please call 558-6422 on Fridays after 3:00 p.m. for a recorded message.

NOTE: Items listed on this calendar will not be heard before the stated time.

NOTE: Speaker Cards will be available at all meetings. They can also be picked up in advance from 6th Floor Reception, Department of City Planning, 450 McAllister.

## DRAFT SUMMARY

### ~~NOTICE OF MEETING AND CALENDAR~~

OF THE  
SAN FRANCISCO  
CITY PLANNING COMMISSION  
REGULAR MEETING  
THURSDAY  
AUGUST 13, 1992  
ROOM 282, CITY HALL  
1:30 P.M.

DOCUMENTS DEPT.

AUG 18 1992

SAN FRANCISCO  
PUBLIC LIBRARY

ROLL CALL: Commissioners Fung, Elzey/Boldridge, Levine, Lowenberg,  
Notenberg/Prowler, Smith, Unobskey.

-----  
NOTE: The Commission will take a short recess at 3:30 p.m.  
-----

1:40 P.M.  
1:30 P.M.

A. ITEMS TO BE CONTINUED (TAPE 1A: #0035 -0125-)

ITEMS  
1-4  
CONTINUED  
AS SHOWN  
(70)

1. 91.746E (GLASNER)  
117-133 DIVISADERO STREET, Assessor's Block 1259, Lots 10, 11, and 12. Appeal of Preliminary Negative Declaration. The proposed project would develop three currently vacant lots by constructing one three-unit townhouse on each for a total of nine new two-bedroom units. Nine off-street parking spaces would be provided.  
(Proposed for Continuance to September 17, 1992)
2. 91.597D (BLAUVELT)  
2029 KIRKHAM STREET, south side between 24th and 25th Avenues, Lot 25 in Assessor's Block 1870 -- Request for Discretionary Review of Building Permit Application No. 911383 to construct a horizontal and vertical addition to the existing single-family dwelling and construct a second dwelling unit in the house, in an RH-2 (House, Two-Family) District.  
a) Consideration of Discretionary Review  
b) Discretionary Review hearing  
(Continued from Regular Meeting of July 23, 1992)  
(Proposed for Continuance to September 10, 1992)
3. 92.055C (PAEZ)  
698 PRECITA AVENUE, southwest corner at York Street, Lot 1 in Assessor's Block 5514. Request for authorization of a conditional use to establish a live/work unit within the ground floor portion of

## Item 92.055C continued

and existing residential building located in an RH-2 (Residential, House, Two-Family) District within the Bernal Heights Special Use District.

(Continued from Regular Meeting of July 23, 1992)

(Proposed for Continuance to Regular Meeting of August 27, 1992)

4a. 90.614ECS\* PUBLIC HEARING CLOSED (MCDONALD)  
2601 NEWHALL STREET, east side between Williams and Egbert Avenues and south of Egbert Avenue adjacent to the Southern Pacific Railroad right-of-way, Lot 9 in Assessor's Block (AB) 5417, Lot 2 in AB5422A, Lots 2, 3, 4, 5 and 9 in AB 5248A and Lots 1A and 1Z in AB5431A. A request for Conditional Use Authorization for a Planned Unit Development and a subdivision to allow the construction of 259 single-family dwellings on 259 individual lots with exceptions from Planning Code requirements for minimum lot frontage, minimum lot width, minimum lot area, minimum rear yard depth and obstructions into the required rear yard in an M-1 (Light Industrial) District with a 65-J height and bulk designation.

4b. 92.303R and 92.304R\* PUBLIC HEARING CLOSED (MCDONALD)  
2601 NEWHALL STREET, east side between Williams and Egbert Avenues and South of Egbert Avenue adjacent to the Southern Pacific Railroad right-of-way, Lot 9 in Assessor's Block (AB) 5417, Lot 2 in AB 5422A, Lots 2, 3, 4, 5 and 9 in AB 5248A and Lots 1A and 1Z in AB 5431A. A request for two Master Plan Referrals to permit vacation of portions of Armstrong Avenue and Yosemite Avenue.

\*(Both items were continued from Regular Meeting of June 18, 1992)  
\*(Both items are proposed for Continuance to August 27, 1992)

B. PUBLIC COMMENT - NONE

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

## C. COMMISSIONERS' QUESTIONS AND MATTERS (TAPE 1A: #0166-0315)

\*\*

## D. DIRECTOR'S REPORT

## 5. TIER III (TAPE 1A: #E420-0735)

(BLAUVELT)

No OPPOSITION. 1900 PIERCE STREET, at the corner of Pine and Pierce Streets, Lot 18 in Assessor's Block 655 -- Informational presentation of Building Permit Application No. 9207988 to add a garage with a door greater than 12 feet in width to the existing single-family dwelling. This project is being brought to the Commission's attention pursuant to Planning Commission Resolution No. 12044.

\*\* LEVINE: 1. LOCAL BANKS/FINANCING HOUSING PROJECTS  
2. RESOLUTION FOR BILL SUGAYA  
3. INFORM CPC OF ALL PROPOSED LEGISLATION THAT AFFECTS THEM

## NOTICE OF MEETING AND CALENDAR

-3-

AUGUST 13, 1992

BRIEFING 6.  
COMPLETED.  
10 ACTION  
REQUIRED.

PRESENTATION.  
COMPLETED.  
0 ACTION  
REQUIRED.

Briefing on Draft Sutro Historic District Plan (TAPE 1A: #0740-3110) (SHOTLAND) 1:50 p.m.  
Informational briefing by Golden Gate National Recreation Area on the Draft Plan and Environmental Assessment for the Sutro Baths/Cliff House area, prepared by the National Park Service and consultants.

Update on Presidio Planning Process (TAPE 1A: #3115-3176) (TAPE 1B: #0001-0590) (KENDALL)  
Status report by Golden Gate National Recreation Area and City staff on Presidio Planning and transition process. Responses to the National Park Service's "Call for Interest" to identify potential park partners at the Presidio, and schedule for preparation and release of the Presidio General Management Plan Amendment and EIS will be discussed.

E. CONSIDERATION OF FINDINGS AND FINAL MOTION - PUBLIC HEARING CLOSED - NONEF. REGULAR CALENDAR

APPROVED 8. Presidio Planning Grant (TAPE 2A: #680-0953) (KENDALL) 3:50 p.m.  
(7-0)  
RESOLUTION  
#: 13392  
RECEIVED FROM  
3:55 - 4:10 P.M.  
Consideration of resolution authorizing the Director of Planning to enter into, accept and expend funds through a contract with the Department of Interior, National Park Service for an amount not to exceed \$160,053 for Presidio Planning. Grant includes reimbursement of full time Presidio Planning Coordinator and additional Planning Department technical assistance and staff services.

4:10  
3:00 P.M.

## SPECIAL DISCRETIONARY REVIEW HEARING

NOTICE: AT APPROXIMATELY 3:00 P.M. THE CITY PLANNING COMMISSION WILL CONVENE INTO A SPECIAL DISCRETIONARY REVIEW HEARING. PROCEDURES GOVERNING SPECIAL DISCRETIONARY REVIEW HEARINGS WILL BE IN EFFECT. THOSE CASES THAT ARE SCHEDULED ON THIS CALENDAR, BUT HAVE NOT BEEN CALLED OR HEARD BY 6:00 P.M., COULD BE CONTINUED TO A LATER TIME OR DATE DETERMINED BY THE COMMISSION.

NO D.R.  
(7-0)

9. 92.286D (TAPE 2A: #0960-3134) (TAPE 2B: #0000-0699) (COLEMAN)  
2048 GREEN STREET, northside between Webster and Buchanan Streets, Lot 10 in Assessor's Block 541 -- Request for Discretionary Review of Building Permit Application No. 9113103S to construct a horizontal and vertical addition, merge a dwelling unit and add garage space in an RH-2 (House, Two-Family) district.  
a) Consideration of Discretionary Review  
b) Discretionary Review hearing

WITHOUT  
HEARING,  
CONTINUED  
TO  
9-10-92  
(4-0)

10. 92.220D PUBLIC HEARING CLOSED (PASSMORE/FUNG)  
2051-55 VALLEJO STREET, northside between Laguna and Buchanan Streets, Lot 31 in Assessor's Block 555 -- Request for Discretionary Review of Building Permit Application No. 9123537 to construct a new roof deck at the attic level of the existing three family dwelling in an RM-2 (Mixed, Medium Density) District.  
a) Consideration of Discretionary Review  
b) Discretionary Review Hearing  
(Continued from Regular Meeting of July 16, 1992)

ABSENT: BLUDRIDGE  
PROWLER  
SMITH

11a. 92.305DV (~~TAPE II B: #0720-3136~~) (~~TAPE III: #0000-2493~~) (PASSMORE)  
No D.R. 2920 SACRAMENTO STREET, north side between Divisadero and Broderick  
 Streets, Lot 13 in Assessor's Block 1004 -- Request for Discretionary  
 w/ RECOMMENDATION Review of Building Permit Application No. 9207112 to construct a new  
 TO Z.A. THAT single-family dwelling at the front of the lot, in an RH-2 (House,  
 REAR YARD Two-Family) District. (There is an existing single-family dwelling  
 VARIANCE NOT at the rear of the subject property.)  
 BE GRANTED a) Consideration of Discretionary Review  
 (7-0) b) Discretionary Review hearing

5:05 pm  
 TO  
 6:45 p.m.

11b. 92.305DV (~~TAPE: SAME AS 11a.~~) (PASSMORE)  
Z. A. CLOSED 2920 SACRAMENTO STREET, north side between Divisadero and Broderick  
PUBLIC HEARING Streets, Lot 13 in Assessor's Block 1004 -- Zoning Administrator's  
 requirements of Sections 134 and 140, respectively, of the Planning  
Z.A.'S FINAL Code, in connection with the project described above. The proposed  
DECISION new building does not leave sufficient exposure for the existing  
LETTER TO house. In addition, the project proposes, under Building Permit  
FOLLOW Application No. 9205462, expansion of the existing rear house in the  
RECESSED FROM required rear yard area. (The Commission does not have jurisdiction  
6:45- 7:05 p.m. over the variance; however, the Zoning Administrator will be present  
 and testimony will be received on both the Discretionary Review and  
 the Variance at this time. The Zoning Administrator's Hearing for  
 the Variance was initially scheduled for July 29, 1992).

6:00 P.M. 7:05 P.M.

12. (~~TAPE III A:~~  
BRIEFING (~~#2500-3150~~) (~~TAPE III B:~~  
COMPLETED. ~~#0000-3152~~) (~~TAPE III A:~~  
NO ACTION RESIDENTIAL CONSERVATION CONTROLS (RCC-D)-Workshop on Height. This  
REQUIRED. week's briefing by staff will focus on height with explanation of  
 basic concepts, measurement and definitions, description of the  
 proposed controls, alternative approaches, a comparison of the  
 proposal to the '78 Code and NCIC, and implications of the  
 regulations. The Commission may ask questions of staff and the  
 public, discuss the issues presented and direct staff to consider  
 and/or examine changes to the ordinance as initiated. There will be  
 opportunity for public comment which will be limited to height  
 controls only. Previous public testimony has been recorded and will  
 be considered in making a decision in the future. Repeating previous  
 testimony is discouraged.

Adjournment - 8:45 p.m.

NOTE ON APPEALS: Commission action on Conditional Uses and reclassifications  
 may be appealed to the Board of Supervisors within 30 days. Call (415)  
 554-5184 for information. Commission actions after Discretionary Review may  
 be appealed to the Board of Permit Appeals within 15 days of actions by the  
 Central Permit Bureau. Call (415) 554-6720 for information. Zoning  
 Administrator action on a Variance application may be appealed to the Board of  
 Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Linda  
 Avery, Administrative Secretary, City Planning Commission, at (415) 558-6414.

Schedule of Workshops on the RESIDENTIAL CONSERVATION CONTROLS  
(The workshops will be held generally at 6 p.m. in Room 282 of City Hall)

August 13 Height  
Recommended Review: Residential Conservation Controls (May 1992),  
pages 81-95

August 20 Building Design and Appearance, Off-Street Parking  
Recommended Review: Residential Conservation Controls (May 1992),  
pages 95-108 (Building Design) and pages 109-115 and 226-228  
(Off-Street Parking)

August 27 Notice of Permit Review Procedures  
Recommended Review: Residential Conservation Controls (May 1992)  
pages 124-131

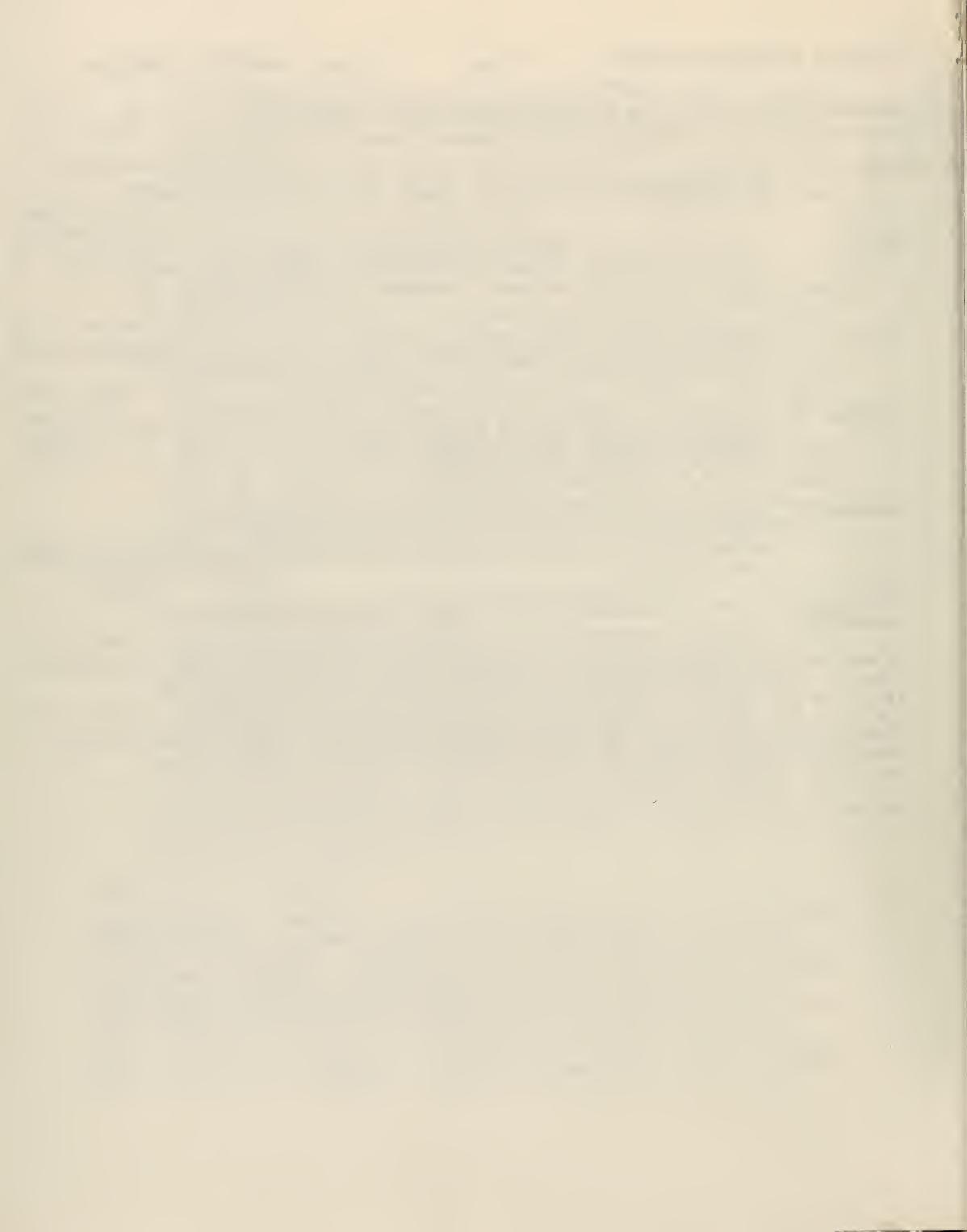
September 3 Miscellaneous topics such as definitions, Special Use Districts,  
amendments to other sections of the Code.  
Recommended Review: to be determined  
Outline of procedures for adoption.

September 10 Demolition (if the Commission wants another presentation on  
demolition)  
Recommended Review: Residential Conservation Controls (May 1992)  
pages 120-124

This schedule is subject to changes. Please refer to the weekly calendar for updates.

In addition to a two-page summary of the proposed Residential Conservation Controls, copies of the full text of the proposed ordinance are available for \$12 at the Department of City Planning, 4th Floor Reception Desk, between 8 a.m. and 5 p.m. weekdays. The proposal may also be reviewed at the Main Library and all Branch Libraries and at the Zoning Information Counter at the Department of City Planning, 5th Floor, Room 502, from 10 a.m. to 12 a.m. and from 1 p.m. to 5 p.m. weekdays.

CPC:703



SF  
C55  
# 21  
8/20/92

NOTE: For information on the next Commission Calendar, please call 558-6422 on Fridays after 3:00 p.m. for a recorded message.

NOTE: Items listed on this calendar will not be heard before the stated time.

NOTE: Speaker Cards will be available at all meetings. They can also be picked up in advance from 6th Floor Reception, Department of City Planning, 450 McAllister.

## DRAFT SUMMARY

### NOTICE OF MEETING AND CALENDAR

OF THE  
— SAN FRANCISCO  
CITY PLANNING COMMISSION  
REGULAR MEETING  
THURSDAY  
AUGUST 20, 1992  
ROOM 282, CITY HALL  
1:30 P.M.

DOCUMENTS DEPT.

JUG 25 1992

SAN FRANCISCO  
PUBLICATIONS

ROLL CALL: Commissioners Fung, ~~Elsey~~/Boldridge, Levine, Lowenberg,  
~~Notenberg~~/Prowler, ~~Smith~~, Unobskey.

NOTE: The Commission will take a short recess at 3:30 p.m.

1:40 P.M.

1:30 P.M.

### A. ITEMS TO BE CONTINUED (TAPE 1A: #0000-0100)

ITEMS  
1 & 2  
CONTINUED  
AS  
SHOWN  
(6-0)  
SENT:  
SMITH

1a. 91.011CV (MILLER)  
65 DORLAND STREET, south side between Dolores and Guerrero Streets, Lot 78 in Assessor's Block 3578 - Request for authorization of CONDITIONAL USE for expansion of an existing RELIGIOUS INSTITUTION (First Covenant Church - Andersen Memorial Building) consisting of new offices and classrooms over parking, also the subject of a requested rear-yard variance, in an RH-3 (House, Three-Family) District and a 40-X Height and Bulk District.

The Zoning Administrator will conduct a public hearing on the following Variance application. Said public hearing will be simultaneous with the public hearing by the City Planning Commission on the conditional use request.

1b. 91.011ECV (MILLER)  
65 DORLAND STREET, south side between Dolores and Guerrero Streets, Lot 78 in Assessor's Block 3578 - Request for rear-yard variance - Horizontal and vertical expansion of existing religious studies classroom/office building (First Covenant Church - Andersen Memorial Building) plus new ground floor off-street parking within the required rear-yard area in an RH-3 (House, Three-Family) District and a 40-X Height and Bulk District.

NOTE: ITEMS 1A AND 1B ARE PROPOSED FOR CONTINUANCE TO SEPTEMBER 10, 1992.

2. 92.115D (COLEMAN)  
337 MOLIMO DRIVE, westside, near Bella Vista Way, Lot 19 in Assessor's Block 3007-- Request for Discretionary Review of Building Permit Application No. 9202764S to construct a two story extension to the rear and to add a story in an RH-1 (House, One-Family) district.  
 a) Consideration of Discretionary Review hearing  
 b) Discretionary Review hearing  
 (Proposed for continuance to September 10, 1992)

B. PUBLIC COMMENT - NONE

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

C. COMMISSIONERS' QUESTIONS AND MATTERS

PRESENTATION (TAPE 1A: # 0137-1660) LEVINE/OSHIMA  
COMPLETE. Informational presentation and status report on Waterfront Land Use by Commissioner Levine. Commissioner Levine is a member of the NO ACTION Waterfront Land Use Advisory Board. The presentation will cover the REQUIRED just completed phase I, "Water Dependent Uses."

D. DIRECTOR'S REPORT

4. TIER III (TAPE 1A: # 2197-2279) (COLEMAN) FOLLOW  
NO OPPOSITION. 697 RHODE ISLAND STREET, east side between 18th and 19th Streets, Lot #5 4B in Assessor's Block 4031 - Informational presentation of Building Permit Application No. 9200843 for the construction of a three story, two-unit building in an RH-2 (House, Two-Family) district. This project is being brought to the Commission's attention pursuant to Planning Commission Resolution No. 12044.1.

PRESENTATION (TAPE 1A: # 1665-2178) (BADINER) OUT OF ORDER.  
COMPLETE. 185 BERRY STREET, north side between 3rd and 4th Street. Lot 5 in NO ACTION Assessor's Block 3803. China Basin Building. -- Informational REQUIRED presentations of proposed replacement of the fire-destroyed wharf along China Basin Channel. FOLLOWED #3

E. REGULAR CALENDAR \* COMPUTERIZED CASE TRACKING SYSTEM (TAPE 1A: # 2280-2365)

APPROVED 6. 89.501K (TAPE 1A: # 2370-2926) (AHMADI/SAHM) COURT  
 AS MODIFIED. TRANSAMERICA III - PROP. K DETERMINATION - 545 SANSOME STREET, REPORT  
(6-0) Assessor's Block 207, lots 35 and 36 and parts of 32, 33 and 37. PRES

ABSENT: SMITH

RESOLUTION #: 13393

Item 89.501 continued

COURT  
REPORTER

Determination of significance of the shadow impact of the proposed 10 story office building at 545 Sansome Street on Maritime Plaza, a Recreation and Park Department property, pursuant to Section 295 of the City Planning Code

EIR 7.  
CERTIFIED.  
(6-0)  
ABSENT: SMITH  
MOTION #: 13394

89.501E (TAPE 1A: #2930-3169) (TAPE 1B: #0000-0466) (SAHM)  
545 SANSCOME STREET/501 WASHINGTON STREET, Lots 35, 36 and parts of 32, 33 and 37 in Assessor's Block 207; Certification of Final Environmental Impact Report for Transamerica III, a proposed ten-story building containing about 136,000 square feet of office space, about 12,600 square feet of retail space and about 21,500 square feet of parking space; including landscaping Mark Twain Alley pedestrian mall and redesigning the Redwood Park open space. PUBLIC HEARING CLOSED

NEG. DEC. 8.  
UPHELD.  
(6-0)  
ABSENT: SMITH  
MOTION #: 13395

91.587E (TAPE 1B: #0470-1395) (GITELMAN)  
1028 HOWARD STREET AFFORDABLE HOUSING, Assessor's Block 3726, Lots 13 and 15, APPEAL OF A PRELIMINARY NEGATIVE DECLARATION. The proposed project would construct a 30-unit apartment building on Howard Street, between 6th and 7th Streets. 30 off-street spaces and approximately 650 sq. ft. of commercial space would be located at ground level.

NEG. DEC. 9.  
UPHELD.  
(5-0)  
EXCUSED: FUNG  
SENT: SMITH  
MOTION #: 13396

91.586E (TAPE 1B: #1400-2204) (GITELMAN)  
6th AND MINNA STREET AFFORDABLE HOUSING, Assessor's Block 3726, Lots 4, 100, and 113. APPEAL OF A PRELIMINARY NEGATIVE DECLARATION. The proposed project would construct a 24-unit apartment building at the corner of 6th and Minna Streets. 24 off-street parking spaces and approximately 1,000 sq. ft. of commercial space would be located at ground level.

APPROVED 10.  
(6-0)  
SENT: SMITH  
MOTION #: 13397  
ECESSSED 3:30 - 3:40 PM  
3:30 P.M.

91.122ES (TAPE 1B: #2210-2560) (MILLER)  
852 BRUNSWICK, southeast side between Oliver and Acton Streets (partly in Daly City), Lots 16, 17 and 18 in Assessor's Block 6472 - Request for RESUBDIVISION OF THREE LOTS INTO SEVEN lots requiring public hearing to consider consistency with the Master Plan and compliance with the City Planning Code, in an RH-1 (House, One-Family) District and a 40-X Height and Bulk District.

PUBLIC 11. 92.272BX (TAPE 1B: #2570-3177) (TAPE II A: #0000-2581) (BADINER)  
HEARING CLOSED 255 KING STREET, block bounded by King, Third, Berry and Fourth Streets, Assessor's Block 3895, Lot 2 - Request for Project  
INTENT TO APPROVE Authorization under the Office Development Limitation Program (Annual  
1/ CONDITIONS Limit) for up to 363,000 square feet of office space. The project  
(6-0) consists of an eight floor building containing up to 363,000 square  
ABSENT: SMITH feet of office, approximately 18,525 square feet of retail  
FINAL LANGUAGE: approximately 5,400 square feet of child care and up to 200 parking  
8-27-92. spaces. The net addition of office square footage subject to the child care requirements is 362,782 square feet.

Item 92.272BX continued

The Mission Bay Environmental Impact Report ("EIR") is a program EIR pursuant to Section 15168 of the California Environmental Quality Act ("CEQA"). This building is within the scope of the Mission Bay program EIR and was adequately described, for the purposes of CEQA, in the program EIR. This finding is supported by an Initial Study and EIR Addendum, "Mission Bay Phase I Office Building," prepared pursuant to Sections 15168 (c)(4) and 15164 of CEQA.

FOLLOWING AN  
EXECUTIVE 12.  
SESSION ON THIS  
ITEM 9 WITHOUT  
PUBLIC HEARING,  
CONTINUED  
TO 10-1-92  
(6-0)  
ABSENT: SMITH

90.378C  
2237 MASON STREET, west side between Chestnut and Francisco Streets, (BGINER)  
Lot 2 in Assessor's Block 51: Request for Conditional Use  
Authorization under Planning Code Section 722.55 and 790.84 and a  
Permit to Convert under Administrative Code Section 41 to convert 62  
residential hotel units to 62 tourist units in the North Beach  
Neighborhood Commercial District and a 40-X Height and Bulk District.

7 COURT  
REPORT  
PRESENT

5:50p. 5:30 p.m.

TAPE IIIA: (TAPE II B: ) (TAPE III B: )

(HORTON)

13. (#2760-3157) (#0000-3160) (#0000-1215-)  
PRESENTATION  
ON BLDG. DESIGN  
& APPEARANCE  
ONLY WAS  
COMPLETED.  
NO ACTION  
REQUIRED.  
RESIDENTIAL CONSERVATION CONTROLS (RCC-D)-Workshop on Building Design and Appearance, and Off-Street Parking. This week's briefing by staff will focus on building design and appearance, and off-street parking with an explanation of basic concepts and definitions, description of the proposed controls, alternative approaches, a comparison of the proposal to the '78 Code and NCIC, and implications of the regulations. The Commission may ask questions of staff and the public, discuss the issues presented and direct staff to consider and/or examine changes to the ordinance as initiated. There will be opportunity for public comment which will be limited to building design and appearance, and off-street parking controls only. Previous public testimony has been recorded and will be considered in making a decision in the future. Repeating previous testimony is discouraged.

Adjournment ~ 7:25 p.m.

NOTE ON APPEALS: Commission action on Conditional Uses and reclassifications may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Linda Avery, Administrative Secretary, City Planning Commission, at (415) 558-6414.

Schedule of Workshops on the RESIDENTIAL CONSERVATION CONTROLS  
(The workshops will be held generally at 6 p.m. in Room 282 of City Hall)

August 20 Building Design and Appearance, Off-Street Parking  
Recommended Review: Residential Conservation Controls (May 1992),  
pages 95-108 (Building Design) and pages 109-115 and 226-228  
(Off-Street Parking)

August 27 Notice and Permit Review Procedures  
Recommended Review: Residential Conservation Controls (May 1992)  
pages 124-131

September 3 Miscellaneous topics such as definitions, Special Use Districts,  
amendments to other sections of the Code.  
Recommended Review: to be determined  
Outline of procedures for adoption.

September 10 Demolition (if the Commission wants another presentation on  
demolition)  
Recommended Review: Residential Conservation Controls (May 1992)  
pages 120-124

This schedule is subject to changes. Please refer to the weekly calendar for updates.

In addition to a two-page summary of the proposed Residential Conservation Controls, copies of the full text of the proposed ordinance are available for \$12 at the Department of City Planning, 4th Floor Reception Desk, between 8 a.m. and 5 p.m. weekdays. The proposal may also be reviewed at the Main Library and all Branch Libraries and at the Zoning Information Counter at the Department of City Planning, 5th Floor, Room 502, from 10 a.m. to 12 a.m. and from 1 p.m. to 5 p.m. weekdays.

CPC:704



SF  
C55  
#21

8/27/92

~~DRAFT SUMMARY~~

NOTE: For information on the next Commission Calendar, please call 558-6422 on Fridays after 3:00 p.m. for a recorded message.

NOTE: Items listed on this calendar will not be heard before the stated time.

NOTE: Speaker Cards will be available at all meetings. They can also be picked up in advance from 6th Floor Reception, Department of City Planning, 450 McAllister.

NOTICE OF MEETING AND CALENDAR

OF THE

~~SAN FRANCISCO~~  
~~CITY PLANNING COMMISSION~~  
REGULAR MEETING  
THURSDAY  
AUGUST 27, 1992  
ROOM 282, CITY HALL  
1:30 P.M.

DOCUMENTS DEPT.

AUG 31 1992

~~SAN FRANCISCO~~  
PUBLIC

DAJ OBERG, ACTING SECRETARY

ROLL CALL: Commissioners Fung, ~~Elsey~~/Boldridge, Levine, Lowenberg,  
~~Netherton~~/Prowler, ~~Smith~~, Unobskey.

-----  
NOTE: The Commission will take a short recess at 3:30 p.m.

1:30 P.M. — THE COMMISSION WAS IN EXECUTIVE SESSION.

2:40 ~~3:30~~ P.M.

A. ITEMS TO BE CONTINUED

1. 92.425D (BERKOWITZ)  
CONTINUED TO 9/17/92  
6-0  
ABSENT: SMITH  
TAPE #1 414-466  
1020 CHURCH STREET, west side between 22nd and 23rd Streets, Lot 4 in Assessor's Block 3628 - Request for Discretionary Review of Building Permit Application No. 9206485 for the construction of a four story, two-unit residential building in an RM-1 (Mixed-Residential, Low Density) district  
a) Consideration of Discretionary Review  
b) Discretionary Review hearing  
(Proposed for continuance to September 17, 1992)

2. 92.474D (BERKOWITZ)  
CONTINUED TO 9/17/92  
6-0  
ABSENT: SMITH  
TAPE #1 414-466  
2941 CLAY STREET, south side between Broderick and Divisadero Streets, Lot 29 in Assessor's Block 1004 - Request for Discretionary Review of Building Permit Application No. 9212536 for the installation of a kitchen window in a single family house in an RH-2 (House, Two-Family) district  
a) Consideration of Discretionary Review  
b) Discretionary Review hearing  
(Proposed for continuance to September 17, 1992)

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has

- NORM ROLFE (550-680)
- JOHN BARDIS (683-777)
- TERRY MILNE (780-971)

Public Comment continued:

already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

TAPE 1  
(A1005-1030)

C. COMMISSIONERS' QUESTIONS AND MATTERS

(1031-1389) D. DIRECTOR'S REPORT RESOLUTION HONORING BILL SAGAYA (1245-1389)  
RESOLUTION # 13398

3.

(ARCE)

CONTINUED TO  
9/3/92

6-0

ABSENT: SMITH

437 CAPP STREET, east side of Capp Street, between 19th and 20th Streets, Lot 40 in Assessor's Block No. 3595 -- Request for authorization to demolish an architecturally significant building, replacing it with a new structure three stories over garage containing three dwelling units (two three bedroom units and one two bedroom unit) and four off-street parking spaces.

E. CONSIDERATION OF FINDINGS AND FINAL MOTION -- PUBLIC HEARING CLOSED

TAPE 1  
(1440-1763) 4.

(BGINER)

ADOPTED AS  
REVISED  
MOTION # 13399  
6-0

ABSENT: SMITH

92.272BX  
255 KING STREET, block bounded by King, Third, Berry and Fourth Streets, Assessor's Block 3895, Lot 2 - Request for Project Authorization under the Office Development Limitation Program (Annual Limit) for up to 363,000 square feet of office space. The project consists of an eight floor building containing up to 363,000 square feet of office, approximately 18,525 square feet of retail, approximately 5,400 square feet of child care and up to 200 parking spaces. The net addition of office square footage subject to the child care requirements is 362,782 square feet.

The Mission Bay Environmental Impact Report ("EIR") is a program EIR pursuant to Section 15168 of the California Environmental Quality Act ("CEQA"). This building is within the scope of the Mission Bay program EIR and was adequately described, for the purposes of CEQA, in the program EIR. This finding is supported by an Initial Study and EIR Addendum, "Mission Bay Phase I Office Building," prepared pursuant to Sections 15168 (c)(4) and 15164 of CEQA.  
(Continued from Regular Meeting of August 20, 1992)

NOTE: ON AUGUST 20, 1992, THE COMMISSION PASSED A MOTION OF INTENT TO APPROVE WITH CONDITIONS BY A VOTE OF 6-0. COMMISSIONER SMITH WAS ABSENT.

2:00 P.M

F. REGULAR CALENDAR

TAPE 1  
(1868-4623) 5.

(BLAZEJ)

Overview on the Mission and Strategic Goals for San Francisco Public Library by Kenneth Dowlin, City Librarian.

- COMMISSIONER'S QUESTIONS (3970-4073)
- MARY ANN MILLER (4184-4363)
- WINCHELL HAYWARD (4380-4480)

6. **HAZARDOUS WASTE FACILITY**, Consideration of Hazardous Waste Facility  
 (BASH)  
 Review Budget and Schedule, and procedures by which to appoint  
 members to a Local Assessment Committee to advise the Commission  
 regarding a proposal by the Sanitary Fill Company to expand its  
 Household Hazardous Waste Collection Facility to accept  
 1) increasing amounts of household hazardous waste and  
 2) certain business hazardous wastes.

TAPE 2  
 (495-1708)  
 APPROVED  
 6-0  
 RES. #13400  
 ABSENT: SMITH

7. Informational presentation on the Department's neighborhood planning activities.

TAPE 2  
 (1760-3190)  
 (3190-4000)

A. **SOUTH BAYSHORE/HUNTERS POINT PLAN** (LABRIE)  
 • JOHN SCOTT • DR. WELBON • DAVE GARRISON  
 (KOHLSTRAND)

8. **TRANSPORTATION AUTHORITY STRATEGIC PLAN**, the San Francisco County Transportation authority is developing a 7-year Strategic Plan to outline an expenditure program for the dedicated 1/2 cent transportation sales tax fund for FY 1992/93 - FY 1998/99. The authority staff will summarize plan recommendations and implications for the TSM programs administered by the Department of City Planning.  
 • BRIGID HYNES-CHERNIN • DAVID SCHWARTZ • BOB MEYERS • JOHN BARDIS (SHOTLAND)

TAPE 1  
 (4640-6893)

TAPE 2  
 (0000-464)

9. **RECREATION TRAILS**, Informational Presentation on the Ridge and Bay Trails in San Francisco. Staff will present background information and draft trail alignment plan for the two regional recreational trails within San Francisco, and draft text to amend the Recreational and Open Space element, by adding new language on recreational trails. No Commission action is requested at this time.  
 • CHARLOTTE BECK • HAROLD BRIGHT (PAEZ)

TAPE 2  
 (4001-5729)

TAPE 2  
 (5730 - END)

TAPE 3  
 (0000 - 1109)

APPROVED 6-0  
 5:00 P.M.

10. **92.055C 698 PRECITA AVENUE**, southwest corner at York Street, Lot 1 in Assessor's Block 5514. Request for authorization of a conditional use to establish a live/work unit within the ground floor portion of an existing residential building located in an RH-2 (Residential, House, Two-Family) District within the Bernal Heights Special Use District. • JENNIE & WILLIAM CHANG • TERRY MILNE (Continued from Regular Meeting of August 13, 1992)  
 RES. #13401 ABSENT: SMITH

11a. **90.614ECS\* PUBLIC HEARING CLOSED** (MCDONALD)  
 2601 NEWHALL STREET, east side between Williams and Egbert Avenues and south of Egbert Avenue adjacent to the Southern Pacific Railroad right-of-way, Lot 9 in Assessor's Block (AB) 5417, Lot 2 in AB5422A, Lots 2, 3, 4, 5 and 9 in AB 5248A and Lots 1A and 1Z in AB5431A. A request for Conditional Use Authorization for a Planned Unit Development and a subdivision to allow the construction of 259 single-family dwellings on 259 individual lots with exceptions from Planning Code requirements for minimum lot frontage, minimum lot width, minimum lot area, minimum rear yard depth and obstructions into the required rear yard in an M-1 (Light Industrial) District with a 65-J height and bulk designation.

TAPE 3  
 (1109 - 5340)

APPROVED AS  
 6-0  
 RESOLUTION# 13402

ABSENT: SMITH

• WILLIE RATCLIFFE  
 • AL NORMAN (YOUNG COMMUNITY DEVELOPERS)  
 • MICHAEL WILLIAMS (BUSINESS DEV., INC.)  
 • DR. WELBON  
 • DAVE GARRISON • ALICE PINEHOUSE

11b. 92.303R and 92.304R\* PUBLIC HEARING CLOSED (MCDONALD)  
2601 NEWHALL STREET, east side between Williams and Egbert Avenues and South of Egbert Avenue adjacent to the Southern Pacific Railroad right-of-way, Lot 9 in Assessor's Block (AB) 5417, Lot 2 in AB 5422A, Lots 2, 3, 4, 5 and 9 in AB 5248A and Lots 1A and 1Z in AB 5431A. A request for two Master Plan Referrals to permit vacation of portions of Armstrong Avenue and Yosemite Avenue.

\*(Both items were continued from Regular Meeting of August 13, 1992)

9:10 ~~5:30~~ P.M.

12.

(HORTON)

TAPE 3  
B(5290 - END)

TAPE 4  
a(0000 - 3120)

RESIDENTIAL CONSERVATION CONTROLS (RCC-D)-Workshop on Off-Street Parking, and Notice and Permit Review Procedures. This week's briefing by staff will focus on Off-Street Parking, and Notice and Permit Review Procedures with an explanation of basic concepts and definitions, description of the proposed controls, alternative approaches, a comparison of the proposal to the '78 Code and NCIC, and implications of the regulations. The Commission may ask questions of staff and the public, discuss the issues presented and direct staff to consider and/or examine changes to the ordinance as initiated. There will be opportunity for public comment which will be limited to Off-Street Parking, and Notice and Permit Review Procedures only. Previous public testimony has been recorded and will be considered in making a decision in the future. Repeating previous testimony is discouraged.

Adjournment

• HAROLD BRIGHT  
• JOHN SLESSINGER, AIA

• JOHN BABCI, LIBERTY HILL NEIGHBORS  
• JOSEPH BUTLER, RUSSIAN HILL NEIGHBORS  
• CHARLOTTE MACK, COW HOLLOW & PACIFIC HILLS NEIGHBORS  
• MARGARET SIEGEL, SPEAK

NOTE ON APPEALS: Commission action on Conditional Uses and reclassifications may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Linda Avery, Administrative Secretary, City Planning Commission, at (415) 558-6414.

• JAKE McGOREY, RICHMOND ASSN.  
• JOHN BARDIS

NOTICE

Schedule of Workshops on the RESIDENTIAL CONSERVATION CONTROLS  
(The workshops will be held generally at 6 p.m. in Room 282 of City Hall)

August 27 Off-Street Parking, and Notice and Permit Review Procedures  
Recommended Review: Residential Conservation Controls (May 1992), pages 109-115 and 226-228 (Off-Street Parking) and pages 124-131 (Notice and Permit Review Procedures).

September 3 Miscellaneous topics such as definitions, Special Use Districts, amendments to other sections of the Code.  
Recommended Review: to be determined  
Outline of procedures for adoption.

September 10 Demolition  
Recommended Review: Residential Conservation Controls (May 1992)  
pages 120-124

This schedule is subject to changes. Please refer to the weekly calendar for updates.

In addition to a two-page summary of the proposed Residential Conservation Controls, copies of the full text of the proposed ordinance are available for \$12 at the Department of City Planning, 4th Floor Reception Desk, between 8 a.m. and 5 p.m. weekdays. The proposal may also be reviewed at the Main Library and all Branch Libraries and at the Zoning Information Counter at the Department of City Planning, 5th Floor, Room 502, from 10 a.m. to 12 a.m. and from 1 p.m. to 5 p.m. weekdays.

CPC:705

## DRAFT SUMMARY

NOTICE OF SPECIAL MEETING  
OF THE  
SAN FRANCISCO  
CITY PLANNING COMMISSION  
THURSDAY,  
AUGUST, 27, 1992  
CITY HALL, ROOM 282  
11:30 A.M.

PRESENT: S. UNOBSKEY, PRES.  
F. FUNG, V. PRES.  
T. LEVINE  
S. LOWENBERG  
R. BOLDRIDGE  
R. NOTHENBERG  
BURK DELVENTHAL, CIV.  
ATTORNEY  
LINDA AVERY, COMMISSIONER  
SECRETARY

1:30 P.M.

11:30 A.M.

EXECUTIVE SESSION - The Commission will meet to discuss personnel matters as they relate to the appointment of a Director of Planning.

Adjournment

2:30 P.M.

AT THE CONCLUSION OF EXECUTIVE ~~SESSION~~  
THE COMMISSION CONVENED INTO THEIR  
REGULAR MEETING. FOLLOWING ROLL CALL,  
PRESIDENT UNOBSKEY READ INTO THE RECORD  
THE FOLLOWING STATEMENT:

PURSUANT TO THE BROWN ACT, THE  
COMMISSION HAS MET IN CLOSED SESSION  
TO CONSIDER THE APPOINTMENT OF  
THE DIRECTOR OF CITY PLANNING.

THE COMMISSION VOTED UNANIMOUSLY  
TO APPOINT LU BLAZER DIRECTOR  
OF CITY PLANNING AT STEP III  
(OF THE PAY SCALE).

( ) - NOT READ INTO THE RECORD.

SF  
CS5  
#21  
9/10/92

DOCUMENTS DEPT.

SEP 15 1992

SAN FRANCISCO  
PUBLIC LIBRARY

NOTE: For information on the next Commission Calendar, please call 558-6422 on Fridays after 3:00 p.m. for a recorded message.

NOTE: Items listed on this calendar will not be heard before the stated time.

NOTE: Speaker Cards will be available at all meetings. They can also be picked up in advance from 6th Floor Reception, Department of City Planning, 450 McAllister.

DRAFT SUMMARY  
NOTICE OF MEETING AND CALENDAR  
OF THE  
SAN FRANCISCO  
CITY PLANNING COMMISSION  
REGULAR MEETING  
THURSDAY  
SEPTEMBER 10, 1992  
ROOM 282, CITY HALL  
1:30 P.M.  
(NOTE START TIME)

ROLL CALL: Commissioners Fung, Elzey/Boldridge, Levine, Lowenberg,  
Nothenberg/Prowler, Smith, Unobskey.

NOTE: The Commission will take a short recess at 3:30 p.m.

40 ROLL CALL BY:  
1:30 P.M. SHARON A. ROGERS, ACTING ADMINISTRATIVE SECRETARY

A. ITEMS TO BE CONTINUED TAPE IA - CONTINUANCES TO (#0530)

EMS 1 THROUGH 6  
CONTINUED AS HOWN (+6-0)  
ENT: BOLDRIDGE, LOWENBERG

1. 91.214E 91.328E  
91.215E 92.287E  
91.327E 92.288E (GALLAGHER)  
Residential Conservation Controls (RCC) -- Appeal of a Preliminary Negative Declaration on the proposed Residential Conservation Controls. The negative declaration will be amended prior to the hearing to reflect changes that have been proposed for these controls. (Proposed for Continuance to October 15, 1992)
2. 91.011CVE (MILLER)  
65 DORLAND AVENUE, south side between Dolores and Guerrero Streets, Lot 78 in Assessor's Block 3578 - Request for authorization of CONDITIONAL USE for expansion of an existing RELIGIOUS INSTITUTION (First Covenant Church - Andersen Memorial Building) consisting of new offices and classrooms over parking, also the subject of a requested rear-yard variance, in an RH-3 (House, Three-Family) District and a 40-X Height and Bulk District. (Proposed for Continuance to October 22, 1992)

## 3. 92.390C

(LINDSAY)

2899 CLAY STREET, southeast corner of Clay and Divisadero Streets, Lot 23 in Assessor's Block 1003 - The subject property contains a church which became an "automatic" Conditional Use in 1978, since it lawfully existed in a residential zoning district at that time. Under Section 178(b) of the City Planning Code, permitted Conditional Uses which lawfully existed at the time of the 1978 City Planning Code amendment that required certain new uses in residential zoning districts to obtain Conditional Use authorization, were permitted to continue as "automatic" Conditional Uses, on the condition that they continued to operate in the form and intensity of use which existed on the effective date of that amendment. Section 178(c) of the City Planning Code stipulates that permitted Conditional Uses may not be significantly altered, enlarged or intensified except upon approval of a new Conditional Use authorization. The Zoning Administrator has determined that the church's permitted Conditional Use has been significantly intensified since 1978 without approval by the City Planning Commission of a new Conditional Use authorization. The matter is therefore being calendared for a Public Hearing before the City Planning Commission to consider either revocation of the church's Conditional Use authorization (under Section 303(d) of the City Planning Code) or modification of conditions to establish the church's intensified level of use as its authorized use.

(Proposed for Continuance to October 22, 1992)

## 4. 91.365C

(PEARL)

2550, 2560, 2580-2590 GEARY BOULEVARD; northeast corner of Presidio Avenue; Lots 8, 9, 11, 26 and 27 in Assessor's Block 1082: -- Request for authorization of Conditional Use for a PLANNED UNIT DEVELOPMENT for a total of 56 DWELLING UNITS in three buildings and ground story commercial use in two buildings to establish legal use of three dwelling units constructed without benefit of permit at 2250 Geary Boulevard (Lots 8, 9 and 11) and one dwelling unit constructed at each of the other properties (2560 Geary Boulevard - Lot 26, and 2580-2590 Geary Boulevard - Lot 27) without benefit of permit requiring modification of the City Planning Code standards for DWELLING UNIT DENSITY, in an NC-3 (Moderate-Scale Neighborhood Commercial) zoning district and a 50-X Height and Bulk District.

(Proposed for Continuance to October 8, 1992)

## 5. 92.228D

(BERKOWITZ)

467 TEXAS STREET, east side between 19th and 20th Streets, Lot 16 in Assessor's Block 4065 - Request for Discretionary Review of Building Permit Application No. 9202128 to partially enclose a second story rear yard deck for a single family house in an RH-2 (House, Two-Family) district.

a) Consideration of Discretionary Review

b) Discretionary Review hearing

(Proposed for Continuance to September 24, 1992)

6. 92.220D PUBLIC HEARING CLOSED (PASSMORE/FUNG)  
 2051-55 VALLEJO STREET, northside between Laguna and Buchanan  
 Streets, Lot 31 in Assessor's Block 555 -- Request for Discretionary  
 Review of Building Permit Application No. 9123537 to construct a new  
 roof deck at the attic level of the existing three family dwelling in  
 an RM-2 (Mixed, Medium Density) District.  
 a) Consideration of Discretionary Review  
 b) Discretionary Review Hearing  
 (Proposed for Continuance to October 24, 1992)

B. PUBLIC COMMENT TAPE IA (#0530 to 0890)

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

C. COMMISSIONERS' QUESTIONS AND MATTERS TAPE IA (#0898 to 1260)

D. DIRECTOR'S REPORT

7. TIER III TAPE IA (1269 - 1743) ITEMS 7 > 11 (COLEMAN)  
 3575 - 22ND STREET, southside between Church and Chattanooga Streets,  
 Lot 40 in Assessor's Block 3629 -- Informational presentation of  
 Building Permit Application No. 9209103 for construction of a  
 horizontal extension to the rear containing a breakfast room in an  
 RH-2 (House, Two-Family) district. This project is being brought to  
 the Commission's attention pursuant to Planning Commission Resolution  
 No. 12044.

8. TIER III (COLEMAN)  
 1044 MUNICH STREET, westside, between Cordova and Ralph Streets, Lot  
 9 in Assessor's Block 6443 -- Informational presentation of Building  
 Permit Application No. 9208893 to construct a horizontal extension to  
 the rear in an RH-1 (House, One-Family) district. This project is  
 being brought to the Commission's attention pursuant to Planning  
 Commission Resolution No. 12044.

9. TIER III (PASSMORE/BLAUVELT)  
 3212 JACKSON STREET, between Presidio Avenue and Walnut Street, Lot 6  
 in Assessor's Block 973, 971, 10261 -- Informational presentation of Building  
 Permit Application No. 9210261 to add a one-story rear addition to  
 the existing single-family dwelling. This project is being brought to  
 the Commission's attention pursuant to Planning Commission  
 Resolution No. 12044.

(NO ACTION  
REQUIRED)

10. TIER III (PASSMORE/BLAUVELT)  
45 TERESITA BOULEVARD, between Fowler Avenue and Juanita Way, Lot 19 in Assessor's Block 2901A - Informational presentation of Building Permit Application No. 9209925 to add a rear deck to the existing single-family dwelling. This project is being brought to the Commission's attention pursuant to Planning Commission Resolution No. 12044.

11. TIER III (PASSMORE/BLAUVELT)  
59 CAYUGA AVENUE, between Lyell and Rousseau Streets, through lot to Alemany Boulevard, Lot 15 in Assessor's Block 6786 - Informational presentation of Building Permit Application No. 9205068 to add a garaged to the rear and a new second story to the existing single-family dwelling. This project is being brought to the Commission's attention pursuant to Planning Commission Resolution No. 12044.

E. REGULAR CALENDAR : L.B. reported on fee increase/new bldg issue; RWP reported on Bernal Heights (TAPE 1A 178-1950)

12. TAPE 1A (1960-2697) (MONTANA)  
Guidelines for the Application of San Francisco's Inclusionary Affordable Housing Policy, consideration of adoption of amendments to include 1992 HUD income standards; amendments to the calculation of ownership prices; clarification of ten percent affordability goal; specification of a percent of median income rather than a range of median income for individual projects; and inclusion of uniform language tying the Guidelines to Commission Motions and a Procedures Manual. In addition, the Commission will consider standard sample language for housing affordability requirements for Commission Motions and an accompanying Procedures Manual describing definitions of terms, pricing, marketing, reporting and enforcement procedures for affordable housing units.

13. 92.340C TAPE 1A (2702-3120), TAPE 1B (60000 to 2871) (MILLER)  
1821-31 SILLIMAN, south side between Valmar Terrace and Madison Street, Lot 39 through 42 in Assessor's Block 5943 and Lot 9 in Assessor's Block 5945 - Request for authorization of CONDITIONAL USE to establish two RESIDENTIAL CARE FACILITIES, each with six residents, in adjoining houses (1821 and 1823 Silliman Street) operated jointly with an existing six-bed residential care facility at 1831 Silliman Street, in an RH-1 (House, One-Family) District and a 40-X Height and Bulk District.

10 people testified

RESOLUTION  
#13405

MSC

Prowler/Smith

(+6-0)

MOTION TO  
APPROVE WITH  
CONDITIONS

(+6-0)

MSC  
SMITH/FUNG

MOTION # 13406

3:00 P.M.  
SPECIAL DISCRETIONARY REVIEW HEARING

NOTICE: AT APPROXIMATELY 3:00 P.M. THE CITY PLANNING COMMISSION WILL CONVENE INTO A SPECIAL DISCRETIONARY REVIEW HEARING. PROCEDURES GOVERNING SPECIAL DISCRETIONARY REVIEW HEARINGS WILL BE IN EFFECT. THOSE CASES THAT ARE SCHEDULED ON THIS CALENDAR, BUT HAVE NOT BEEN CALLED OR HEARD BY 3:00 P.M., COULD BE CONTINUED TO A LATER TIME OR DATE DETERMINED BY THE COMMISSION.

EMS 14-16-17  
CONTINUED AS SHOWN  
MSC  
FUNG/PROWLER

(+6-0)

NOTE: ANY CASE THAT HAS NOT BEEN CALLED OR HEARD BY 9:00 P.M., COULD BE CONTINUED TO A DATE SPECIFIED BY THE COMMISSION.

14. 91.270D (COLEMAN)  
226 ONEIDA AVENUE, northside between Delano and Otsego Avenues Lot 90 in Assessor's Block 6951 - Request for Discretionary Review of Building Permit Application No. 9016905 to move the existing house at 226 Oneida to the rear corner (south) of the mid-block vacant lot. The building will be shortened by 10 feet at the rear. There will be a permanent easement for vehicular access through the 226 Oneida parcel in a RH-1 (House One-Family) District  
a) Consideration of Discretionary Review  
b) Discretionary Review hearing  
(Continued from Regular Meeting of August 6, 1992)

→ CONTINUED TO SEPTEMBER 24, 1992

15. 92.115D TAPE 1B (0464-3178) TAPE 2A (0000-2612) 3:50 PM (COLEMAN)  
337 MOLIMO DRIVE, westside, near Bella Vista Way, Lot 19 in Assessor's Block 3007-- Request for Discretionary Review of Building Permit Application No. 9202764S to construct a two story extension to the rear and to add a story in an RH-1 (House, One-Family) district.  
a) Consideration of Discretionary Review hearing  
b) Discretionary Review hearing  
(Continued from Regular Meeting of August 20, 1992)

→ CONTINUED TO SEPTEMBER 24, 1992

16. 91.597D (BLAUVELT)  
2029 KIRKHAM STREET, south side between 24th and 25th Avenues, Lot 25 in Assessor's Block 1870 -- Request for Discretionary Review of Building Permit Application No. 911383 to construct a horizontal and vertical addition to the existing single-family dwelling and construct a second dwelling unit in the house, in an RH-2 (House, Two-Family) District.  
a) Consideration of Discretionary Review  
b) Discretionary Review hearing  
(Continued from Regular Meeting of August 13, 1992)

→ CONTINUED TO OCTOBER 15, 1992

20 MINUTE BREAK TAPE 2A (STOPPED AT 2854 turned over for RCC)

17.

(BLAUVELT)

500 LANSDALE, south side between Myra Way (Dalewood Way) and Globe Alley, Lot 45 in Assessor's Block 2993 -- Request for Discretionary Review of Building Permit Application No. 9200474 to construct an addition to the existing two-story, single-family dwelling, in an RH-1 (D) (House, One-Family, Detached). The project sponsor proposes to construct either a new third story or a two-story rear addition.

- a) Consideration of Discretionary Review
- b) Discretionary Review hearing

*15*  
5:00 P.M. CONTINUED TO OCTOBER 15, 1992

TESTIMONY BY: 18.

1) EDITH Mc MILLAN

2) JOE GRUBB

3) JOANNE LOACHLEY

4) ANNE BLOOMFIELD

5) JOE O'DONOHUE

6) JOHN BARDIS (A/B)

7) J. SCHLESINGER

8) D. MILLETT (B-3685)

9) TERRY MILNE

10) JOHN BARREY

11) HAROLD WRIGHT

12) MARGARET SEGAL

TAPE II B - WHOLE SIDE ; TAPE III A&amp;B - CONTINUOUS COUNT (HORTON)

RESIDENTIAL CONSERVATION CONTROLS (RCC-D)-Workshop on Demolition.

This week's briefing by staff will focus on demolition with an explanation of basic concepts and definitions, description of the proposed controls, alternative approaches, a comparison of the proposal to the NCIC, and implications of the regulations. The Commission may ask questions of staff and the public, discuss the issues presented and direct staff to consider and/or examine changes to the ordinance as initiated. There will be opportunity for public comment which will be limited to demolition only. Previous public testimony has been recorded and will be considered in making a decision in the future. Repeating previous testimony is discouraged.

Adjournment : 8PM ±

NOTE ON APPEALS: Commission action on Conditional Uses and reclassifications may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Linda Avery, Administrative Secretary, City Planning Commission, at (415) 558-6414.

**Schedule of Workshops on the RESIDENTIAL CONSERVATION CONTROLS**

(The workshops will be held generally at 6 p.m. in room 282 of City Hall, please refer to the weekly calendar for the scheduled time.)

September 10 Demolition

Recommended Review: Residential Conservation Controls (May 1992)  
pages 120-124

September 24 The Commission will hold one additional workshop on items directly related to the Residential Conservation Controls but not yet covered or not covered in sufficient detail.

NOTE: For information on the next Commission Calendar, please call 558-6422 on Fridays after 3:00 p.m. for a recorded message.

NOTE: Items listed on this calendar will not be heard before the stated time.

NOTE: Speaker Cards will be available at all meetings. They can also be picked up in advance from 6th Floor Reception, Department of City Planning, 450 McAllister.

## DRAFT SUMMARY

### NOTICE OF MEETING AND CALENDAR

OF THE  
SAN FRANCISCO  
CITY PLANNING COMMISSION  
REGULAR MEETING  
THURSDAY  
SEPTEMBER 3, 1992  
ROOM 282, CITY HALL  
3:00 P.M.  
(NOTE START TIME)

DOCUMENTS DEPT.  
SEP 10 1992  
SAN FRANCISCO  
PUBLIC LIBRARY

ROLL CALL: Commissioners Fung, Elzey/Boldridge, Levine, Lowenberg,  
Nothenberg/Prowler Smith, Unobskey.

ABSENT-EXCUSED

CALLED TO ORDER BY ACTING SECRETARY SHARON A. ROGERS  
3:00 P.M.

#### A. ITEMS TO BE CONTINUED

1. 1124-26 FILBERT STREET, northside between Hyde and Leavenworth Streets, Lot 6 in Assessor's Block 94 -- Request for Discretionary Review of Building Permit Application No. 8916280 to construct a dormer on the west side of the existing third floor and to replace the roof.  
a) Consideration of Discretionary Review  
b) Discretionary Review hearing  
(Proposed for Continuance to October 8, 1992)

#### B. PUBLIC COMMENT : TAPE 1A (219-721) MS. (727-110) TT.

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

C. COMMISSIONERS' QUESTIONS AND MATTERS TAPE 1A (1117-1265)D. DIRECTOR'S REPORT TAPE 1A (1295-1590)

## 2. (ARCE)

CONTINUE  
TO 9/17/92  
(+6-0)

437 CAPP STREET, east side of Capp Street, between 19th and 20th Streets, Lot 40 in Assessor's Block No. 3595 -- Request for authorization to demolish an architecturally significant building, replacing it with a new structure three stories over garage containing three dwelling units (two three bedroom units and one two bedroom unit) and four off-street parking spaces.

(Continued from Regular Meeting of August 27, 1992)

NO  
OPPOSITION  
NO ACTION

## 3. TIER III (COLEMAN)

1030 FRANCISCO STREET, northside between Polk and Larkin Streets, Lot 2A in Assessor's Block 476 -- Informational presentation of Building Permit Application No. 9207922 to replace an existing deck at the rear of the building. This project is being brought to the Commission's attention pursuant to Planning Commission Resolution No. 12044.

## 4. TIER III (COLEMAN)

103 DORANTES, northwest side between Montalvo and Magellan Avenues, Lot 26 in Assessor's Block 2884 - Informational presentation of Building Application No. 9206717 to construct a horizontal extension to the rear at three levels. This project is being brought to the Commission's attention pursuant to Planning Commission Resolution No. 12044.

## 5. TIER III (COLEMAN)

478 DEWEY STREET, southwest side between Pacheco and Plaza Streets, Lot 16 in Assessor's Block 2864 - Informational presentation of Building Permit Application No. 9120135 to construct a third story addition that will be setback 16'-9" from the front building wall. This project is being brought to the Commission's attention pursuant to Planning Commission Resolution No. 12044.

E. REGULAR CALENDAR

## 6. 90.239X TAPE 1A (1600-3150) TAPE 1B (3161-4170) (BADINER)

421 POWELL STREET, northwest corner of Post and Powell Streets - Lot 6 in Assessor's Block 296 - Request to modify Motion No. 12090 approved by the City Planning Commission on December 13, 1990 to allow signage above the ground floor and to permit further minor modifications to the project to be approved administratively as permitted under Planning Code Section 309 for a project within the C-3-R (Downtown Commercial; Retail) District, an 80-130-X Height and Bulk District, and the Kearny-Market-Mason-Sutter Conservation District.

The project approved by Motion No. 12090 consisted of the renovation of a Category IV Preservation Building.

APPROVED  
AS MODIFIED  
(+6-0)  
MOTION # 13403

4:45  
3:30 P.M.

## SPECIAL DISCRETIONARY REVIEW HEARING

NOTICE: AT APPROXIMATELY 3:30 P.M. THE CITY PLANNING COMMISSION WILL CONVENE INTO A SPECIAL DISCRETIONARY REVIEW HEARING. PROCEDURES GOVERNING SPECIAL DISCRETIONARY REVIEW HEARINGS WILL BE IN EFFECT. THOSE CASES THAT ARE SCHEDULED ON THIS CALENDAR, BUT HAVE NOT BEEN CALLED OR HEARD BY 3:30 P.M., COULD BE CONTINUED TO A LATER TIME OR DATE DETERMINED BY THE COMMISSION.

7. 92.408D TAPE 1B (4878-4996) (COLEMAN)  
551-553 - 29TH STREET, southside, between Noe and Castro Streets, Lot 36 in Assessor's Block 6630 -- Request for Discretionary Review of Building Permit Application No. 9207436S for a horizontal extension to the rear in an RH-2 (House, Two-Family) district.  
 a) Consideration of Discretionary Review hearing  
 b) Discretionary Review hearing

D.R.  
+6-0)

SENT: PROWLER

CONTINUE 8. 92.463D (COLEMAN)  
2457 BAY STREET, southeast corner of Lyon Street, Lot 30 in Assessor's Block 925 -- Consideration of Discretionary Review of Building Permit Application No. 9207556S to legalize the installation of a 10 feet satellite dish antenna in an RH-2 (House, Two-Family) district.  
 a) Consideration of Discretionary Review hearing  
 b) Discretionary Review hearing

+6-0)

(BREAK -5:20)

4:30 P.M.

9. TAPE II. SIDE A TO NEAR END (HORTON)  
RESIDENTIAL CONSERVATION CONTROLS (RCC-D)-Workshop on Miscellaneous Topics. This week's briefing by staff will focus on Potential for ~~Illegal~~ dwelling units (Section 415(f) on page 33); Rehabilitation of noncomplying structures (Section 188(e) on page 264; Changes to the Special Use Districts (Nob Hill, Dolores Heights and Bernal Heights Special Use Districts, Section 238, 241 and 242 on pages 296-313); General remarks about Definitions, Section 497 (pages 135-148) and Sec. 102.8 Family (page 151); and Revised language of Section 181(c) concerning Nonconforming Uses (pages 242-244). The Commission may ask questions of staff and the public, discuss the issues presented and direct staff to consider and/or examine changes to the ordinance as initiated. There will be opportunity for public comment which will be limited to those topics listed above only. Previous public testimony has been recorded and will be considered in making a decision in the future. Repeating previous testimony is discouraged.

INSERT  
 6:10 SPECIAL PRESENTATION TO NORMAN KARASICK, RETIRING COMMISSIONER  
 BLAZEJ; HU; BIERMAN & KARASICK  
 Adjournment

## TAPE II SIDE B. QUESTIONS RE/RCC

COUNTER RESTART (370) M. SEGAL  
 (ENDING 8:15) (696) J. BARDIS  
 (1050) J. BARBIE  
 (1160) J. MC GOLDRICK

ADJOURNED: 7:55 P.M.

NOTE ON APPEALS: Commission action on Conditional Uses and reclassifications may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Linda Avery, Administrative Secretary, City Planning Commission, at (415) 558-6414.

Schedule of Workshops on the RESIDENTIAL CONSERVATION CONTROLS

(The workshops will be held generally at 6 p.m. in Room 282 of City Hall, please refer to the weekly calendar for the scheduled time.)

September 3 Miscellaneous topics such as potential for illegal dwelling units, definitions, Special Use Districts, and amendments to other sections of the Code.

Recommended Review: see under item #9

September 10 Demolition

Recommended Review: Residential Conservation Controls (May 1992) pages 120-124

September 17 The Commission will hold one additional workshop on items directly related to the Residential Conservation Controls but not yet covered or not covered in sufficient detail.

The public is invited to suggest additional topics to be covered. These requests should be in writing to the City Planning Commission and sent to the attention of Inge Horton. They have to be received by September 9, at 5 p.m. On September 10, the Commission will review the suggestions and decide which topics are appropriate for a workshop.

This schedule is subject to changes. Please refer to the weekly calendar for updates.

In addition to a two-page summary of the proposed Residential Conservation Controls, copies of the full text of the proposed ordinance are available for \$12 at the Department of City Planning, 4th Floor Reception Desk, between 8 a.m. and 5 p.m. weekdays. The proposal may also be reviewed at the Main Library and all Branch Libraries and at the Zoning Information Counter at the Department of City Planning, 5th Floor, Room 502, from 10 a.m. to 12 a.m. and from 1 p.m. to 5 p.m. weekdays.

SF  
C55  
#21  
9/17/92

NOTE: For information on the next Commission Calendar, please call 558-6422 on Fridays after 3:00 p.m. for a recorded message.

NOTE: Items listed on this calendar will not be heard before the stated time.

NOTE: Speaker Cards will be available at all meetings. They can also be picked up in advance from 6th Floor Reception, Department of City Planning, 450 McAllister.

DRAFT SUMMARY

NOTICE OF MEETING AND CALENDAR

OF THE  
SAN FRANCISCO  
CITY PLANNING COMMISSION  
REGULAR MEETING  
THURSDAY  
SEPTEMBER 17, 1992  
ROOM 282, CITY HALL  
1:30 P.M.  
(NOTE START TIME)

DOCUMENTS DEPT.

SEP 22 1992

SAN FRANCISCO  
PUBLIC LIBRARY

ROLL CALL: Commissioners Fung, Elzey/Boldridge, Levine, Lowenberg, Nothenberg/Prowler, Smith, Unobskey.

-----  
NOTE: The Commission will take a short recess at 3:30 p.m.

1:45 P.M.  
1:30 P.M.

A. ITEMS TO BE CONTINUED (TAPE 1A: #0070 - 0180)

ITEMS 1. 91.746E (GLASNER)  
1-4 117-133 DIVISADERO STREET, Assessor's Block 1259, Lots 10, 11, and  
CONTINUED 12. Appeal of Preliminary Negative Declaration. The proposed  
AS project would develop three currently vacant lots with nine new  
INDICATED two-bedroom units and nine off-street parking spaces.  
(6-0) (Proposed for Continuance to September 24, 1992)  
BSENT: 2. 91.746C (HART)  
BOLDRIDGE 117-127 DIVISADERO STREET, west side between Duboce Avenue and Waller  
Street; Lot 11 and 12 in Assessor's Block 1259 -- Request for  
Conditional Use authorization to permit two lots to be merged into  
one lot and allow the construction of one dwelling unit for each  
1,000 square feet of lot area (Section 209.1(h)).  
(Proposed for Continuance to September 24, 1992)  
3. 92.287ET (HORTON)  
RESIDENTIAL CONSERVATION CONTROLS (RCC-D) Consideration of the  
Residential Conservation Controls as interim controls for a period  
not to exceed 6 months.  
(Proposed for Continuance to October 1, 1992)

4. 92.288ET (HORTON)  
 RESIDENTIAL CONSERVATION CONTROLS (RCC-D) Consideration of the  
 Residential Conservation Controls as permanent controls. (For a  
 description of the ordinance see 92.287ET above)  
 (Proposed for Continuance to October 1, 1992)

B. PUBLIC COMMENT (TAPE 1A: # 0185-0510)

① MIKE PAGE At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

② MARY ANN MILLER

③ DEPT. BUDGET NEEDS DISCUSSED IN PUBLIC FORUM

C. COMMISSIONERS' QUESTIONS AND MATTERS (TAPE 1A: # 0515-1071)  
 LOWENBERG - DONATE CPC STIPEND TO FRIENDS OF CITY PLANNING  
 LAWRENCE - DONATE PLANNING BUDGET; OR RECONCILIATION REQUIREMENTS; REC

D. DIRECTOR'S REPORT

5. Consideration of Resolution of Intent to Initiate a Fee Surcharge to Cover Department's Share of Costs to Acquire 1660 Mission Street to house the Department and other City agencies. (TAPE 1A: # 2500-2535)

6. (TAPE 1A: # 2540-3153) (TAPE 1B: # 0000-1520) (PASMORE)/(ARCE)  
 DISCUSSION NOT HELD.  
 NO ACTION REQUIRED.  
 437 CAPP STREET, east side of Capp Street, between 19th and 20th Streets, Lot 40 in Assessor's Block No. 3595 -- Request for authorization to demolish an architecturally significant building, replacing it with a new structure three stories over garage containing three dwelling units (two three bedroom units and one two bedroom unit) and four off-street parking spaces.  
 (Continued from Regular Meeting of September 3, 1992)

COMMISSION INSTRUCTION TO STAFF; PUBLIC DISCUSSION.  
 WITHOUT HEARING, (TAPE 1B: # 1728-2880) (HORTON)  
 CONTINUED TO 10-15-92 (6-0) (Continued from Regular Meeting of July 30, 1992).  
 NO ACTION REQUIRED.

E. REGULAR CALENDAR

8. 92.005Q (L. SCOTT)  
 WITHOUT HEARING, 1405 GREENWICH STREET, southwest corner of Polk Street, Lot 1 in CONTINUED TO Assessor's Block 523 - Five unit residential condominium conversion 10-15-92 (Mixed Residential, Moderate Density) District (Continued from Regular Meeting of July 30, 1992)  
 (6-0)

ABSENT: BOLDRIDGE

\* BUDGET & NON-SCHEDULED MATTERS (BLAZER)

- BUDGET (TAPE 1A: # 1088-2430)  
 - TOUR WITH REC./PARK PROPOSED ACQUISITION SITES (TAPE 1A: # 2438-2495)

SEPTEMBER 17, 1992

APPROVED  
/ CONDITIONS  
(6-0)  
SENT:  
BOLDRIDGE  
MOTION #:  
13407

9. 90.150C (TAPE 1B: #2890-3154) (TAPE IIA: #0000-0221) (NIXON)  
31 HOWTH STREET, east side between Ocean and Geneva Avenues, Lot 12A in Assessor's Block 6944 - Request for conditional use approval to allow three dwelling unit on a single 4,994 square foot lot pursuant to Planning Code Section 209.1 (g) which permit up to one dwelling unit for each 1,500 square feet of lot area. The proposal is to remove one illegal dwelling unit and legalize two currently illegal dwelling unit for a total of three dwelling units on the property. The lot is located within an RH-2 (House, Two-Family) District and a 40X height and bulk District.

THESE  
ITEMS  
WERE  
CALLED  
& HEARD  
TOGETHER

The project requires a variance for (i) providing only two of the three required parking spaces and (ii) legalization of a dwelling unit constructed within the required rear yard. The variance request will be heard by the Zoning Administrator concurrently with the conditional use hearing.

10. 90.150V (NIXON)  
31 HOWTH STREET, eastside between Ocean and Geneva Avenues; Lot 12A in Assessor's Block 6948 in an RH-2 (House, Two-Family) District.

REAR YARD VARIANCE SOUGHT: The proposal is to legalize a one-story single family structure constructed entirely within the required rear yard, 67 years ago, without benefit of a building permit.

THEY INDICATED  
INCLINATION  
GRANT BOTH  
VARIANCES.

Section 134 of Planning Code requires a minimum rear yard depth of 61.65 feet deep lot. The 22 feet deep by 28 feet wide building leaves 24 feet of unobstructed rear yard area at the rear of the lot and approximately 14.35 of unobstructed rear yard area the mid-point of the lot.

PARKING VARIANCE SOUGHT: The proposal is to provide two on-site parking spaces where three are required. Two independently accessible spaces will be provided in the garage of the proposed duplex at the front of the lot.

Section 151 of the Planning Code requires one independently accessible parking space of 160 square feet for each dwelling unit.

11. 90.851C (TAPE IIA: #2225-3056) (NIXON)  
4126 - 17TH STREET, northside between Castro and Douglass Streets, Lot 28 in Assessor's Block 2623 - Request for Authorization of Conditional Use to construct five dwelling units on a lot containing 5,500 square feet of area as allowed in Section 209.1(h). The proposal is to demolish the existing single family structure and construct five dwelling units. The new building would have a three story over garage two unit portion near the front of the lot separated by an approximately 17-feet deep courtyard from the four story above grade three unit rear section. The subject property is zoned RH-3 (Residential, House, Three-Family) District with a 40-X Height and Bulk District.

(Continued from Regular Meeting of June 18, 1992)

13408

5:30-3:00 P.M.  
SPECIAL DISCRETIONARY REVIEW HEARING

NOTICE: AT APPROXIMATELY 3:00 P.M. THE CITY PLANNING COMMISSION WILL CONVENE INTO A SPECIAL DISCRETIONARY REVIEW HEARING. PROCEDURES GOVERNING SPECIAL DISCRETIONARY REVIEW HEARINGS WILL BE IN EFFECT. THOSE CASES THAT ARE SCHEDULED ON THIS CALENDAR, BUT HAVE NOT BEEN CALLED OR HEARD BY 3:00 P.M., COULD BE CONTINUED TO A LATER TIME OR DATE DETERMINED BY THE COMMISSION.

NOTE: ANY CASE THAT HAS NOT BEEN CALLED OR HEARD BY 9:00 P.M., COULD BE CONTINUED TO A DATE SPECIFIED BY THE COMMISSION.

No D.R. <sup>12.</sup> 92.425D (~~TAPE II B: #0000-2223~~) (BERKOWITZ)  
1020 CHURCH STREET, west side between 22nd and 23rd Streets, Lot 4 in Assessor's Block 3628 - Request for Discretionary Review of Building Permit Application No. 9206485 for the construction of a four story, two-unit residential building in an RM-1 (Mixed-Residential, Low Density) district  
a) Consideration of Discretionary Review  
b) Discretionary Review hearing

No D.R. <sup>13.</sup> 92.474D (~~TAPE II B: #2235-3166~~) (~~TAPE III A: #0-0962~~) (BERKOWITZ)  
2941 CLAY STREET, south side between Broderick and Divisadero Streets, Lot 29 in Assessor's Block 1004 - Request for Discretionary Review of Building Permit Application No. 9212563 for the installation of a kitchen window in a single family house in an RH-2 (House, Two-Family) district.  
a) Consideration of Discretionary Review  
b) Discretionary Review Hearing

WITHOUT HEARING, <sup>14.</sup> 92.442D (BERKOWITZ)  
CONTINUED  
TD  
9-24-92  
(6-0)  
ABSENT:  
BOLDRIDGE  
a) Consideration of Discretionary Review  
b) Discretionary Review hearing

WITHOUT HEARING, <sup>15.</sup> 92.410D (BERKOWITZ)  
CONTINUED  
TD  
9-24-92  
(6-0)  
ABSENT:  
BOLDRIDGE  
a) Consideration of Discretionary Review  
b) Discretionary Review hearing

6:40  
4:30 P.M.

~~WITHOUT HEARING,~~ <sup>16</sup> 92.260C (GREEN)  
~~CONTINUED~~  
~~TO~~  
~~10-1-92~~  
~~(6-0)~~  
~~SENT:~~  
~~BOLDRIDGE~~  
601 LINCOLN WAY, southwest corner of 7th Avenue; Lot 50 in Assessor's Block 1743 - Request for Conditional use Authorization to modify an existing NON-CONFORMING AUTOMOTIVE GAS STATION located within an RH-2 (House, Two-Family) District. The proposal is to modify the existing non-conforming automotive gas station by adding retail sale of food items and other non-auto related items within the station building. Also, included in the proposal are architectural changes such as new canopies and gas pump dispensers.

(Continued from Regular Meeting of July 30, 1992)

~~DISAPPROVED~~ <sup>17</sup> 92.259C (TAPE IIIA: #1010-3161) (TAPE IIIB: #0-3167) (TAPE IIIC: #0-1400) (GREEN)  
~~(4-2)~~  
VO: UNOBSKEY  
PROWLER  
~~SENT:~~  
~~BOLDRIDGE~~  
3913 - 24TH STREET, south side between Sanchez and Noe Streets; Lot 39 in Assessor's Block 6508 -- Request for Conditional Use Authorization to add OTHER ENTERTAINMENT (as defined by Section 790.38 of the Planning Code) to an existing Large Self Service Cafe/Delicatessen Restaurant located within the 24th Street Noe Valley Neighborhood Commercial District. The proposal is to add live entertainment in the form of non-amplified acoustical music, improvisational performances, and poetry reading to the existing restaurant which seats up to 49 persons in approximately 1,100 square feet of area. The performances would take place during normal dining hours.

13 709 (Continued from Regular Meeting of July 23, 1992)

Adjournment — 9:00 P.M.

NOTE ON APPEALS: Commission action on Conditional Uses and reclassifications may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Linda Avery, Administrative Secretary, City Planning Commission, at (415) 558-6414.

Schedule of Workshops on the RESIDENTIAL CONSERVATION CONTROLS  
(The workshops will be held generally at 6 p.m. in Room 282 of City Hall, please refer to the weekly calendar for the scheduled time)

September 24 The Commission will hold one additional workshop on items directly related to the Residential Conservation Controls but not yet covered or not covered in sufficient detail.

This schedule is subject to changes. Please refer to the weekly calendar for updates.

In addition to a two-page summary of the proposed Residential Conservation Controls, copies of the full text of the proposed ordinance are available for \$12 at the Department of City Planning, 4th Floor Reception Desk, between 8 a.m. and 5 p.m. weekdays. The proposal may also be reviewed at the Main Library and all Branch Libraries and at the Zoning Information Counter at the Department of City Planning, 5th Floor, Room 502, from 10 a.m. to 12 a.m. and from 1 p.m. to 5 p.m. weekdays.

CPC: 708

*F*  
*55*  
*21*  
*24/92*  

**NOTE:** For information on the next Commission Calendar, please call 558-6422 on Fridays after 3:00 p.m. for a recorded message.

**NOTE:** Items listed on this calendar will not be heard before the stated time.

**NOTE:** Speaker Cards will be available at all meetings. They can also be picked up in advance from 6th Floor Reception, Department of City Planning, 450 McAllister.

## DR AFT SUMMARY

### NOTICE OF MEETING AND CALENDAR

OF THE

~~SAN FRANCISCO~~

~~CITY PLANNING COMMISSION~~

~~REGULAR MEETING~~

~~THURSDAY~~

~~SEPTEMBER 24, 1992~~

~~ROOM 282, CITY HALL~~

~~1:30 P.M.~~

DOCUMENTS DEPT.

SEP 28 1992

SAN FRANCISCO  
PUBLIC LIBRARY

ROLL CALL: Commissioners Fung, ~~Elsey~~/Boldridge, Levine, Lowenberg, ~~Nethenberg~~/Prowler, ~~Smith~~, Unobskey.

NOTE: The Commission will take a short recess at 3:30 p.m.

1:40  
1:30 P.M.

#### A. ITEMS TO BE CONTINUED (TAPE 1A: #0034-0150)

1. 91.548M (SHOTLAND)

ITEMS  
1 & 2  
CONTINUED  
AS SHOWN (5-0)  
PRESENT: BOLDRIDGE SMITH  
VARIOUS SPEAKERS  
Master Plan, revising Regional and Citywide Policies and Maps on Recreational Trails to incorporate the Bay and Ridge Trails into the Master Plan.

(Proposed for Continuance to October 1, 1992)

2. 92.463D (COLEMAN)

2457 BAY STREET, southeast corner of Lyon Street, Lot 30 in Assessor's Block 925 -- Consideration of Discretionary Review of Building Permit Application No. 9207556S to legalize the installation of a 10 feet satellite dish antenna in an RH-2 (House, Two-Family) district.

a) Consideration of Discretionary Review hearing  
b) Discretionary Review hearing

(Proposed for Continuance to October 22, 1992)

#### B. PUBLIC COMMENT (TAPE 1A: #0153-1375)

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing,

## Public Comment continued

your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

C. COMMISSIONERS' QUESTIONS AND MATTERS - NONED. DIRECTOR'S REPORT

(TAPE 1A: #1380-1570)

~~MATTER HAS 3.~~ Consideration of Resolution of Intent to Initiate a Fee Surcharge to ~~DEBN REMOVED~~ Cover Department's Share of Costs to Acquire 1660 Mission Street to ~~FROM CONSIDERATION~~ house the Department and other City agencies. ~~BY THIS COMMISSION~~

~~PRESNTATION~~ 4. 90.599ECTZ (TAPE 1A: #1579-2040) (GREEN)  
~~COMPLETED.~~ 645 HAIGHT STREET, Presentation of revisions to previously authorized  
~~NO ACTION REQUIRED.~~ housing project on site over 10,000 sq. ft. in an NC-1 District.

2:00 P.M.

E. REGULAR CALENDAR

5. (TAPE 1A: #2100-3170) (TAPE 1B: #0000-3005) 2:05 p.m. (BLAZEJ)  
PUBLIC HEARING HELD. Presentation and Discussion of the Department's Work Program and Budget — Pursuant to the Mayor's Request that the Department delete positions, cut costs and/or generate new revenue to achieve a budget saving of \$490,000 for Fiscal Year 1992/93.  
NO ACTION TAKEN.

PRESENTATIONS 6. (TAPE IIIA: #2200-3090) 7:10 p.m. (BASH) ITEM  
MADE. CONTINUED Consideration of District and Qualifications of Persons Interested in WAS MO  
TO EXECUTIVE Appointment by the City Planning Commission to a Hazardous Waste TO THE  
SESSION ON 10-8-92 Facility Local Assessment Committee to advise the Commission 6 p.m.  
(6-0) regarding a proposal by the Sanitary Fill Company to expand its CALEND  
ABSENT: SMITH Household Hazardous Waste Collection Facility to accept  
1) increasing amounts of household hazardous waste and  
2) certain business hazardous wastes.

AFTER RECEIVING. 92.327C (TAPE 1B: #3010-3169) (TAPE II A: 0000-1720) (HING)  
TESTIMONY PUBLIC 2625 MISSION STREET, east side between 22nd and 23rd Streets; Lot 29  
HEARING WAS in Assessor's Block 3687 - Request for Conditional use Authorization  
CLOSED. MATTER to establish a Small-Self-Service Restaurant (as defined by Section  
CONTINUED 790.91 of the Planning Code) in the NC-3 (Moderate-Scale)  
TO 10-8-92 Neighborhood Commercial District/Mission Street Fast Food  
(6-0) Subdistrict. The proposal is to convert 90 sq. ft. of space in an  
ABSENT: SMITH existing retail clothing store to a self-service ice cream shop by  
installing a counter and service area. The establishment has a total  
floor area of approximately 2,000 sq. ft.

NEG. DEC. UPHELD 8. 91.746E (TAPE IIIA: #2135-3133) (TAPE II B: #0000-3129) (GLASNER) 4:10 p.m.  
(6-0) 117-133 DIVISADERO STREET, Assessor's Block 1259, Lots 10, 11, and  
ABSENT: SMITH 12. Appeal of Preliminary Negative Declaration. The proposed  
MOTION #13409 project would develop three currently vacant lots by constructing one  
three-unit townhouse on each for a total of nine new two-bedroom  
units. Nine off-street parking spaces would be provided.

(Continued from Regular Meeting of September 17, 1992)

## NOTICE OF MEETING AND CALENDAR

-3-

SEPTEMBER 24, 1992

4:10 P.M.  
(HART)

APPROVED 9. WITH CONDITIONS

S MODIFIED  
(6-0)

ABSENT: SMITH

POSITION #:

13410

- - -

No D.R. 10. (6-0)

ABSENT: SMITH

(TAPE II A: #2550-3133) (TAPE II B: #0000-3129) (TAPE III A: #0000-2199)

117-127 DIVISADERO STREET, west side between Duboce Avenue and Waller Street; Lots 11, and 12 in Assessor's Block 1259 -- Request for Conditional Use authorization to permit two lots to be merged into one lot and to allow the construction of dwellings at a density ratio up to one dwelling unit for each 1,000 square feet of lot area in an RH-3 (House, Three-Family) District with a 40-X height and bulk designation (Section 209.1(h) of the Planning Code). The proposal is to construct six units in a single building, designed to have the identity of two four-story buildings.

(Continued from Regular Meeting of September 17, 1992)

(TAPE II A: #2550-3133) (TAPE II B: #0000-3129) (TAPE III A: #0000-2199)

4:10 P.M.  
(HART)

129-133 DIVISADERO STREET, west side between Duboce Avenue and Waller Street, Lot 10 in Assessor's Block 1259 - Request for Discretionary Review of Building Permit Application No. 9121702 to construct three dwelling units in a three story over garage building in an RH-3 (House, Three-Family) District

- a) Consideration of Discretionary Review
- b) Discretionary Review hearing

4:00 P.M.

## SPECIAL DISCRETIONARY REVIEW HEARING

NOTICE: AT APPROXIMATELY 4:00 P.M. THE CITY PLANNING COMMISSION WILL CONVENE INTO A SPECIAL DISCRETIONARY REVIEW HEARING. PROCEDURES GOVERNING SPECIAL DISCRETIONARY REVIEW HEARINGS WILL BE IN EFFECT. THOSE CASES THAT ARE SCHEDULED ON THIS CALENDAR, BUT HAVE NOT BEEN CALLED OR HEARD BY 4:00 P.M., COULD BE CONTINUED TO A LATER TIME OR DATE DETERMINED BY THE COMMISSION.

11. 92.115D (TAPE # II A: #1725-2130)

(COLEMAN) COMMENT

337 MOLIMO DRIVE, westside, near Bella Vista Way, Lot 19 in Assessor's Block 3007-- Request for Discretionary Review of Building Permit Application No. 9202764S to construct a two story extension to ~~the rear and to add a story in an RH-1 (House, One-Family) district.~~ <sup>WERE MADE FOLLOWING</sup> ~~#7~~

- a) Consideration of Discretionary Review hearing
- b) Discretionary Review hearing

(Continued from Regular Meeting of September 10, 1992)

12. 91.270D (TAPE III B: #0165-0320) (TAPE IV A: #1500-1530)

(COLEMAN) COMMENT

226 ONEIDA AVENUE, northside between Delano and Otsego Avenues Lot 90 in Assessor's Block 6951 - Request for Discretionary Review of Building Permit Application No. 9016905 to move the existing house at 226 Oneida to the rear corner (south) of the mid-block vacant lot. The building will be shortened by 10 feet at the rear. There will be a permanent easement for vehicular access through the 226 Oneida parcel in a RH-1 (House One-Family) District

- a) Consideration of Discretionary Review
- b) Discretionary Review hearing

(Continued from Regular Meeting of September 10, 1992)

*PROJECT  
WITHDRAWN  
PRIOR TO  
HEARING*

*7:45 p.m.*

13. 92.228D *Public Hearing Closed* (BERKOWITZ)  
467 TEXAS STREET, east side between 19th and 20th Streets, Lot 16 in Assessor's Block 4065 - Request for Discretionary Review of Building Permit Application No. 9202128 to partially enclose a second story rear yard deck for a single family house in an RH-2 (House, Two-Family) district.  
 a) Consideration of Discretionary Review  
 b) Discretionary Review hearing  
 (Continued from Regular Meeting September 10, 1992)

*AFTER RECEIVING TESTIMONY, THE PUBLIC HEARING WAS CLOSED. CONTINUED TO 11-12-92 (5-0) ABSENT: BOLDRIDGE + 3RD, TH*

14. 92.442D (*TAPE III B: #0350-3156*) (*TAPE IV A: 0000-1478*) (BERKOWITZ) *7:45 p.m.*  
546 TERESITA BLVD., west side between Bella Vista and Arroyo Ways Lot 8 in Assessor's Block 2966A - Request for Discretionary Review of Building Permit Application No. 9208448 for the construction of a vertical addition including two bedrooms and a bathroom for a single family house in an RH-1 (House, One-Family) district.  
 a) Consideration of Discretionary Review  
 b) Discretionary Review hearing  
 (Continued from Regular Meeting of September 17, 1992)

*WITHOUT HEARING, CONTINUED TO 10-22-92 (6-0) ABSENT: SMITH*

15. 92.410D (BERKOWITZ)  
3035 PIERCE STREET, west side between Filbert and Greenwich Streets, Lot 3 in Assessor's Block 513 - Request for Discretionary Review of Building Permit Application No. 9015928 to construct a fourth floor of occupancy for a one-family house in an RH-2 (House Residential, Two-Family) district.  
 a) Consideration of Discretionary Review  
 b) Discretionary Review hearing  
 (Continued from Regular Meeting of September 17, 1992)

*6:00 P.M.*

16. (*TAPE IV A: #1550-3125*) (*TAPE IV B: #0000-2256*) (HORTON) *9:10 p.m.*  
 RESIDENTIAL CONSERVATION CONTROLS (RCC-D) - Workshop on Front Setbacks, Design Review Procedures, Census Statistics about Growing Household Size, Summary of Public Comment received during the Workshops, and Staff Recommendations. This week's briefing will focus on the topics mentioned above. The Commission may ask questions of staff and the public, discuss the issues presented and direct staff to consider and/or examine changes to the ordinance as initiated. There will be opportunity for public comment which will be limited to the above topics. Repeating previous testimony is discouraged.

Adjournment - 10:25 p.m.

*WORKSHOP HELD.*

*No Action Taken*

NOTE ON APPEALS: Commission action on Conditional Uses and reclassifications may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Linda Avery, Administrative Secretary, City Planning Commission, at (415) 558-6414.

CPC: 710



NOTE: For information on the next Commission Calendar, please call 558-6422 on Fridays after 3:00 p.m. for a recorded message.

NOTE: Items listed on this calendar will not be heard before the stated time.

NOTE: Speaker Cards will be available at all meetings. They can also be picked up in advance from 6th Floor Reception, Department of City Planning, 450 McAllister.

## DRAFT SUMMARY

### NOTICE OF MEETING AND CALENDAR

OF THE  
SAN FRANCISCO  
CITY PLANNING COMMISSION  
REGULAR MEETING  
THURSDAY  
OCTOBER 1, 1992  
ROOM 282, CITY HALL  
1:30 P.M.  
(NOTE START TIME)

DOCUMENTS DEPT.

OCT 05 1992

SAN FRANCISCO  
PUBLIC LIBRARY

ROLL CALL: Commissioners Fung, ~~Elsey/Boldridge~~, Levine, Lowenberg,  
~~Netzenberg~~/Prowler, Smith, Unobskey.

NOTE: The Commission will take a short recess at 3:30 p.m.

1:40  
1:30 P.M.

#### A. ITEMS TO BE CONTINUED (TAPE 1A: #0030-0090)

1. 92.493C (MONTANA)  
ITEMS  
1 - 3  
CONTINUED  
AS  
SHOWN  
(6-0)  
SENT:  
BOLDRIDGE  
103-105 FREELON STREET, southwest corner at Fourth Street; Lot 30 of Assessor's Block 3777 - Request for Conditional Use authorization to convert a dwelling unit to additional restaurant space in an SLI (Service/Light Industrial) District and a 50-X height and bulk district.  
(Proposed for Continuance to November 5, 1992)
2. 92.287ET (HORTON)  
RESIDENTIAL CONSERVATION CONTROLS (RCC-D) Public Hearing of the Residential Conservation Controls as interim controls for period not to exceed 6 months.  
(Continued from Regular Meeting of August 6, 1992)  
(Proposed for Continuance to October 29, 1992)
3. 92.288ET (HORTON)  
RESIDENTIAL CONSERVATION CONTROLS (RCC-D) Public Hearing of the Residential Conservation Controls as permanent controls. (For a description of the ordinance see 92.287ET above)  
(Continued from Regular Meeting of August 6, 1992)  
(Proposed for Continuance to October 29, 1992)

B. PUBLIC COMMENT (TAPE 1A: #0100-1720)VARIOUS  
SPEAKERS

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

C. COMMISSIONERS' QUESTIONS AND MATTERS (TAPE 1A: #1725-2036)\* D. DIRECTOR'S REPORT (TAPE 1A: #2040-3153) (TAPE 1B: #0000-1215) - SEE BELOWE. REGULAR CALENDAR

## 4. 90.378C (BADINER)

WITHOUT HEARING, CONTINUED TO 11-12-92 (6-0)  
ABSENT: BOLDRIDGE  
ADOPTED STAFF REC. OF NO D.R. W/ CONDITIONS IMPOSED ON PROJECT 3:05 p.m.  
5a. 92.512D (TAPE 1B: #1220-2490) (SCOTT)

2400 STEINER STREET, northeast corner of Steiner and Washington Streets, Lot 17 in Assessor's Block 606 - Building Permit Application 9209167 to merge a first story and a second story unit in an existing five unit dwelling in an RM-1 (Mixed Residential, Low Density) District.

(6-0) 5b. 2400 STEINER STREET, northeast corner of Steiner and Washington Streets, Lot 17 in Assessor's Block 606 - Informational presentation of Building Permit Application 9209167 to add two garage doors, each 8 feet wide (total 16 feet) on the Washington Street side in an RM-1 (Mixed Residential, Low Density) District. This project is being brought to the Commission's attention pursuant to Planning Commission Resolution No. 12044.

6. 91.548M (TAPE 1B: #2500-3154) (TAPE 1A: #0000-2533) (SHOTLAND)  
APPROVED (6-0) ABSENT: BOLDRIDGE  
Proposal to amend the Recreation and Open Space Element of the Master Plan, revising Regional and Citywide Policies and Maps on Recreational Trails to incorporate the Bay Trail, Ridge Trail, and Coastal Trail into the Master Plan.  
(Continued from Regular Meeting of September 24, 1992)

RECOMMENDATION FROM  
3:30p TO 3:55p

\* DIRECTOR'S REPORT:

- CANCELED OCT. 8 MEETING & CONTINUED SCHEDULED ITEMS (6-0) ABSENT: BOLDRIDGE (ACTION BY COMMISSION)
- BUDGET
- MOVE TO 1660 MISSION
- CENTER FOR CRITICAL ARCHITECTURE-FOCUS ON WATERFRONT AREA
- NEW SCHEDULE FOR RCC
- DEMOLITION & DE FACTO DEMOLITIONS

BOLDRIDGE

MOTION #: 13411

3:00 P.M.

APPROVED 7. 92.389C (~~TAPE II A: # 2540-2840~~) 4:50 p.m.  
(HING)  
CONDITIONS 582 CASTRO STREET, west side between 18th and 19th Streets; Lot 13 in  
 Assessor's Block 2695 -- Request for Conditional Use Authorization to  
 allow an existing commercial retail tenant to occupy floor area in  
 excess of 2,500 square feet (Planning Code Section 121.2) within the  
 Castro Street Neighborhood Commercial District. The proposal is to  
 alter the interior of an existing three story building to permit by  
 constructing a connecting interior stairway between the first and  
 second floors resulting in occupancy by a single tenant.

APPROVED 8. 92.373C (~~TAPE II A: # 2845-2931~~) 5:00 p.m.  
(HING)  
CONDITIONS 1713 TARAVAL STREET, south side between 27th and 28th Avenues; Lot  
 44A in Assessor's Block 2398 -- Request for Conditional Use  
 Authorization to expand an existing Full Service Restaurant (as  
 defined by Section 790.92 of the Planning Code) in the NC-2/Taraval  
 Street Restaurant and Fast Food Subdistrict. The proposal is to  
 enlarge the establishment by adding floor area to the rear, creating  
 a new kitchen, and expanding the seating capacity from 25 to 49  
 persons. The total floor area will increase from 525 square feet to  
 approximately 1,295 square feet.

APPROVED 9. 92.315C (~~TAPE II A: # 2835-3157~~) (~~TAPE II B: # 0000-2456~~) 5:05 p.m.  
(GREEN)  
CONDITIONS OCEAN BEACH, southeast corner of intersection of Great Highway and  
 Cabrillo Street; Lot 4 in Assessor's Block 1692 - Request for  
 Conditional Use Authorization to amend a Planned Unit Development  
 previously authorized as set forth in City Planning Commission Motion  
 No. 8365 within an NC-1 (Neighborhood Commercial Cluster) District.  
 The project involves a request to amend the previously approved  
 project by enlarging an existing unoccupied restaurant from the  
 authorized size of 6,000 square feet to approximately 8,300 square  
 feet in size. Also, the project includes a request to relandscape  
 and add signage to the public right-of-way of Cabrillo Street  
 adjacent to the property.

APPROVED 10. 92.260C (~~TAPE II B: # 2460-3158~~) (~~TAPE III A: # 0000-2266~~) 5:55 p.m.  
(GREEN)  
CONDITIONS 601 LINCOLN WAY, southwest corner of 7th Avenue; Lot 50 in Assessor's  
 Block 1743 - Request for Conditional use Authorization to modify an  
 existing NON-CONFORMING AUTOMOTIVE GAS STATION located within an RH-2  
 (House, Two-Family) District. The proposal is to modify the existing  
 non-conforming automotive gas station by adding retail sale of food  
 items and other non-auto related items within the station building.  
 Also, included in the proposal are architectural changes such as new  
 canopies and gas pump dispensers.  
 (Continued from Regular Meeting of September 17, 1992)

Adjournment — 6:40 p.m.

NOTE ON APPEALS: Commission action on Conditional Uses and reclassifications may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Linda Avery, Administrative Secretary, City Planning Commission, at (415) 558-6414.

CPC: 711

SF  
CSS  
#21

5/92 NOTE: For information on the next Commission Calendar, please call 558-6422 on Fridays after 3:00 p.m. for a recorded message.

NOTE: Items listed on this calendar will not be heard before the stated time.

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## DRAFT SUMMARY

### NOTICE OF MEETING AND CALENDAR

OF THE  
SAN FRANCISCO  
CITY PLANNING COMMISSION  
REGULAR MEETING  
THURSDAY  
OCTOBER 15, 1992  
ROOM 282, CITY HALL  
1:30 P.M.  
(NOTE START TIME)

DOCUMENTS DEPT.

OCT 20 1992

SAN FRANCISCO  
PUBLIC LIBRARY

ROLL CALL: Commissioners Fung, ~~Eiley~~/Boldridge, Levine, Lowenberg,  
~~Nothenberg~~/Prowler, Smith, Unobskey.

-----  
NOTE: The Commission will take a short recess at 3:30 p.m.  
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1:50  
1:30 P.M.

### A. ITEMS TO BE CONTINUED (TAPE 1A: #0050-0140)

ITEMS  
1-3  
CONTINUED  
AS  
DOWN  
(6-0)

BSSENT:  
SMITH

1. 92.151L (MARSH)  
2135 SUTTER STREET, GOLDEN GATE COMMANDERY OF THE KNIGHTS TEMPLAR (Macedonia Missionary Baptist Church), south side between Steiner and Pierce Streets, Lot 6 in Assessor's Block 682. Acting on the recommendation of the Landmarks Preservation Advisory Board to consider designation of the Golden Gate Commandery of the Knights Templar (Macedonia Missionary Baptist Church) as Landmark No. 202 pursuant to Article 10 of the City Planning Code. The subject property is zoned NC-2 (Small Scale Neighborhood-Commercial) District and a 50-X Height and Bulk District.  
(Proposed for Continuance to October 29, 1992)
2. 91.214E 91.328E  
91.215E 92.287E  
91.327E 92.288E (GALLAGHER)  
Residential Conservation Controls (RCC) -- Appeal of a Preliminary Negative Declaration on the proposed Residential Conservation Controls. The negative declaration will be amended prior to the hearing to reflect changes that have been proposed for these controls.  
(Proposed for Continuance to December 3, 1992)
3. 91.365C (PEARL)  
2550, 2560, 2580-2590 GEARY BOULEVARD; northeast corner of Presidio Avenue; Lots 8, 9, 11, 26 and 27 in Assessor's Block 1082: -- Request for authorization of Conditional Use for a PLANNED UNIT DEVELOPMENT for a total of 56 DWELLING UNITS in three buildings and

## Item 91.365C continued

ground story commercial use in two buildings to establish legal use of three dwelling units constructed without benefit of permit at 2250 Geary Boulevard (Lots 8, 9 and 11) and one dwelling unit constructed at each of the other properties (2560 Geary Boulevard - Lot 26, and 2580-2590 Geary Boulevard - Lot 27) without benefit of permit requiring modification of the City Planning Code standards for DWELLING UNIT DENSITY, in an NC-3 (Moderate-Scale Neighborhood Commercial) zoning district and a 50-X Height and Bulk District. (Continued from Regular Meeting of October 8, 1992)  
(Proposed for continuance to October 22, 1992)

B. PUBLIC COMMENT - NONE

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

C. COMMISSIONERS' QUESTIONS AND MATTERS (TAPE 1A: #0160-1240)

D. DIRECTOR'S REPORT 5. 120 LOMBARD REC. PARK APPRAISAL WORKSHOPS

4. UN-SCHEDULED: FREEWAY RAMPS FROM BAY BRIDGE - (BLAZER) (TAPE 1A: #1244-1980)

4. TIER III (TAPE 1A: #1990-2090) (COLEMAN)

ITEMS 4-15, 4024 - 25TH STREET, northside, Lot 10 in Assessor's Block 6537 --

No Opposition Informational presentation of Building Permit Application No. 9204828 for construction of an extension to the rear that exceeds the average depth of the adjacent structures. This project is being brought to the Commission's attention pursuant to Planning Commission Resolution No. 12044

NO D.R. (Continued from Regular Meeting of October 8, 1992)

5. TIER III (SAME AS #4) (COLEMAN)

84 FOREST VIEW DRIVE, eastside, Lot 28 in Assessor's Block 7246 --

Informational presentation of Building Permit Application No. 9122936 for a vertical addition that adds a story to an existing one-story over garage structure. This project is being brought to the Commission's attention pursuant to Planning Commission Resolution No. 12044.

(Continued from Regular Meeting of October 8, 1992)

6. TIER III (SAME AS #4) (COLEMAN)

641 SAN JOSE AVENUE, Lot 71 in Assessor's Block 6597 -- Informational presentation of Building Permit Application No. 9207460 to add a garage door. Thereby, exceeding the 2' foot limit for garage doors established by the NCIC (The project will have two garage doors that will be 7'-8" each). This project is being brought to the Commission's attention pursuant to Planning Commission's Resolution No. 12044.

7. TIER III (*SAME AS #4*) (COLEMAN)  
194 SUSSEX STREET, northside, Lot 3 in Assessor's Block 7553 --  
Informational presentation of Building Permit Application No. 9208097  
for a horizontal extension (that exceeds the NCIC limit) that also  
raises the roof 3 feet. This project is being brought to the  
Commission's attention pursuant to Planning Commission Resolution No.  
12044.

8. TIER III (*SAME AS #4*) (COLEMAN)  
232 RANDALL STREET, westside, Lot 55 in Assessor's Block 6664 --  
Informational presentation of Building Permit Application No. 9209917  
for both a vertical and horizontal extension (that exceed the NCIC  
requirements. This project is being brought to the Commission's  
attention pursuant to Planning Commission No. 12044.

9. TIER III (*SAME AS #4*) (COLEMAN)  
1030 SHRADER STREET, eastside, Lot 15 in Assessor's Block 1272 --  
Informational presentation of Building Permit Application No. 9111626  
to remove an existing back porch and replace it with an 8' by 14 foot  
deck, 10' high with stairs into the rear yard. This project is being  
brought to the Commission's attention pursuant to Planning Commission  
Resolution No. 12044.

10. TIER III (*SAME AS #4*) (COLEMAN)  
96 SYLVAN TERRACE, westside, Lot 25 in Assessor's Block 7250 --  
Informational presentation of Building Permit Application No. 9212369  
to construct a two story horizontal extension to the rear consisting  
a deck and solarium (22'-6" x 8'x 23"). This project is being  
brought to the Commission's attention pursuant to Planning Commission  
Resolution No. 12044.

11. TIER III (*SAME AS #4*) (PASSMORE/BLAUVELT)  
230 HEARST AVENUE, between Congo and Detroit Streets, Lot 10 in  
Assessor's Block 3118 -- Informational presentation of Building  
Permit Application No. 9209429 to construct a two-story rear addition  
to the existing single-family dwelling. This project is being  
brought to the Commission's attention pursuant to Planning Commission  
Resolution No. 12044.

12. TIER III (*SAME AS #4*) (PASSMORE/BLAUVELT)  
1027 GOETTINGEN STREET, between Ordway and Ward Streets, Lot 32 in  
Assessor's Block 6170 -- Informational presentation of Building  
Permit Application No. 9208419 to construct a two-story rear addition  
to the existing single-family dwelling. This project is being  
brought to the Commission's attention pursuant to Planning Commission  
Resolution No. 12044.

13. TIER III (*SAME AS #4*) (PASSMORE/BLAUVELT)  
634 - 34TH AVENUE, between Anza and Balboa Streets, Lot 51 in  
Assessor's Block 1576 -- Informational presentation of Building  
Permit Application No. 9209407 to construct a one-story rear addition  
to the existing single-family dwelling. This project is being  
brought to the Commission's attention pursuant to Planning Commission  
Resolution No. 12044.

14. TIER III (*SAME AS #4*) (PASSMORE/BLAUVELT)  
1069 BROADWAY, between Taylor and Jones Streets, Lot 53 in Assessor's Block 157 -- Informational presentation of Building Permit Application No. 9209291 to extend to the rear the existing roof in the course of reconfiguring a mechanical penthouse on a two-story rear addition to the existing three-unit residential dwelling. This project is being brought to the Commission's attention pursuant to Planning commission Resolution No. 12044.

15. TIER III (*SAME AS #4*) (PASSMORE/BLAUVELT)  
450 - 30TH STREET, between Noe and Sanchez Streets, Lot 36 in Assessor's Block 1511 -- Informational presentation of Building Permit Application No. 9211772 to construct a deck (approximately 4.5 feet above grade) at the front of the existing single-family dwelling. The house and proposed deck are in the rear portion of the lot. This project is being brought to the Commission's attention pursuant to Planning Commission Resolution No. 12044.

2:15  
2:00 P.M.

## E. REGULAR CALENDAR

16. (*TAPE 1A: #2095-3154*) (*TAPE 1B: #0000-0850*) (BASH)  
HAZARDOUS WASTE FACILITY, Consideration of Appointment of members to a Local Assessment Committee to advise the Commission regarding a proposal by the Sanitary Fill Company to expand its Household Hazardous Waste Collection Facility to accept  
 (7-0)  
 1) increasing amounts of household hazardous waste and  
 2) certain business hazardous wastes  
 (Continued from Regular Meeting of October 8, 1992)

ADOPTED  
STAFF  
RECOMMENDATION  
 (7-0)

APPROVED 17. 92.327C (*#0855-2026*) PUBLIC HEARING CLOSED  
w/ CONDITIONS 2625 MISSION STREET, east side between 22nd and 23rd Streets; Lot 29 in Assessor's Block 3687 - Request for Conditional use Authorization to establish a Small-Self-Service Restaurant (as defined by Section 790.91 of the Planning Code) in the NC-3 (Moderate-Scale) Neighborhood Commercial District/Mission Street Fast Food Subdistrict. The proposal is to convert 90 sq. ft. of space in an existing retail clothing store to a self-service ice cream shop by installing a counter and service area. The establishment has a total floor area of approximately 2,000 sq. ft.  
AS MODIFIED  
 (4-2)  
NO: LEVINE  
UNODSKEY  
EXCUSED: SMITH  
MOTION #:  
 13415  
 (Continued from Regular Meeting of October 8, 1992)

2:50 P.M.

NOTE: ON SEPTEMBER 24, 1992, AFTER RECEIVING PUBLIC TESTIMONY, THE PUBLIC HEARING WAS CLOSED AND THE MATTER WAS CONTINUED TO OCTOBER 8, 1992 BY A VOTE OF 6-0. COMMISSIONER SMITH WAS ABSENT.

RECEDED FROM  
3:20 TO 3:35 P.M.

DISAPPROVED 18. 92.005Q (*TAPE 1B: #2035-3154*) (*TAPE 2A: #0000-0240*) (L. SCOTT)  
(FOUND NOT TO BE CONSISTENT WITH THE MASTER PLAN) 1405 GREENWICH STREET, southwest corner of Polk Street, Lot 1 in Assessor's Block 523 - Six unit residential condominium conversion subdivision, review for consistency with the Master Plan in an RM-2 (Mixed Residential, Moderate Density) District.  
 (Continued from Regular Meeting of September 17, 1992)

(7-0)

MOTION # 13416

APPROVED 19. 92.330C (TAPE II A: # 0250 - 2261) (L. SCOTT)  
1 CONDITIONS 2198 JACKSON STREET, northeast corner of Jackson and Buchanan  
MODIFIED Streets, Lot 7 in Assessor's Block 590 - Request for Conditional use  
(7-0) approval to allow transient use of up to five of ten existing guest  
TION #: rooms in an RH-2 (House, Two-Family) District.  
13417

20. 92.539C (TAPE II A: # 2265 - 3157) (TAPE II B: # 0000 - 2167) (4:43 P.M. (NISHIMURA)  
ERTING HELD. 1409 HAIGHT STREET, southwest corner of Masonic Avenue; Lot 1 in  
ATTER FOUND Assessor's Block 1244. Conditional Use authorization was granted by  
COMPLIANCE the City Planning Commission in August 1991, to add tables and chairs  
CONDITIONS OF for a maximum seating capacity of up to 49 persons in the ground  
PROVAL. floor 765 square foot customer area only of a coffee house, a Large  
(7-0) Fast Food Restaurant as defined in City Planning Code Section 790.90,  
 having a total floor area of approximately 1,560 square feet in the  
 Haight Street Neighborhood Commercial District. As per one of the  
 conditions of approval, the City Planning Commission shall review the  
 subject coffee house for compliance with the conditions of approval  
 of its Conditional Use authorization.  
 (Continued from Regular Meeting of October 8, 1992)

5:30  
4:30 P.M.

#### SPECIAL DISCRETIONARY REVIEW HEARING

NOTICE: AT APPROXIMATELY 4:30 P.M. THE CITY PLANNING COMMISSION WILL CONVENE INTO A SPECIAL DISCRETIONARY REVIEW HEARING. PROCEDURES GOVERNING SPECIAL DISCRETIONARY REVIEW HEARINGS WILL BE IN EFFECT. THOSE CASES THAT ARE SCHEDULED ON THIS CALENDAR, BUT HAVE NOT BEEN CALLED OR HEARD BY 4:30 P.M., COULD BE CONTINUED TO A LATER TIME OR DATE DETERMINED BY THE COMMISSION.

WITHOUT 21. 91.597D (TAPE II B: # 2185 - 2219) (BLAUVELT)  
CARING, CONTINUED TO 2029 KIRKHAM STREET, south side between 24th and 25th Avenues, Lot 25  
1-19-92 in Assessor's Block 1870 -- Request for Discretionary Review of  
(7-0) Building Permit Application No. 911383 to construct a horizontal and  
 vertical addition to the existing single-family dwelling and  
 construct a second dwelling unit in the house, in an RH-2 (House,  
 Two-Family) District.  
 a) Consideration of Discretionary Review  
 b) Discretionary Review hearing  
 (Continued from Regular Meeting of September 10, 1992)

WITHOUT 22. ..... (SAME AS #21) (BLAUVELT)  
HEARING, CONTINUED TO 500 LANSDALE, south side between Myra Way (Dalewood Way) and Globe  
1-19-92 Alley, Lot 45 in Assessor's Block 2993 -- Request for Discretionary Review of Building Permit Application No. 9200474 to construct an addition to the existing two-story, single-family dwelling, in an RH-1 (D) (House, One-Family, Detached). The project sponsor proposes to construct either a new third story or a two-story rear addition.  
 a) Consideration of Discretionary Review  
 b) Discretionary Review hearing  
 (Continued from Regular Meeting of September 10, 1992)

5:45 P.M.

23. 92-494D (~~TAPE II B: #2225-3162~~) (~~TAPE III A: #0000-0784~~) (COLEMAN)  
 No D.R. 31 ERVINE STREET, southside; lot 79 in Assessor's Block 6190 --  
 (7-0) Request for Discretionary Review of Building Permit Application  
 9216514 to legalize rear deck and stairs. The deck is located at the  
 second floor in an RH-1 (House, One-Family) District  
 a) Consideration of Discretionary Review  
 b) Discretionary Review Hearing  
 (Continued from Regular Meeting of October 8, 1992)

6:35  
6:00 P.M.[RECESSED FROM  
6:20 TO 6:35 P.M.]

WORKSHOP 24. (~~TAPE III A: #0790-3152~~) (~~TAPE III B: #0000-1358~~) (HORTON)  
 COMPLETE. RESIDENTIAL CONSERVATION CONTROLS (RCC-D) - Workshop on Level 2  
 No ACTION Review. Staff will present a draft proposal for Level 2 Review of  
 REQUIRED. permit applications which exceed basic standards of the revised RCC-D  
 November 5, 12 and 19, 1992.

Adjournment — 7:45 P.M.

NOTE ON APPEALS: Commission action on Conditional Uses and reclassifications may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Linda Avery, Administrative Secretary, City Planning Commission, at (415) 558-6414.

#### NOTICE

Schedule of Workshops and Hearings on the RESIDENTIAL CONSERVATION CONTROLS (RCC)

(The workshops will be held generally at 6 p.m. in Room 282 of City Hall), please refer to the calendar of the specific date)

October 15      Workshop on proposal of Level 2 Review (Material on this item will be available to the Commission and public on October 8, 1992)

October 29 & November 5      Public hearings on RCC. Staff will present a summary and analysis of public comments received in previous hearings and workshops, alternatives and staff recommendations on major topics of the ordinance. The Commission may ask questions, discuss the issues and alternatives presented, and direct staff to consider and examine changes to the ordinance as initiated. There will be opportunity for public comment.

November 12 & November 19      Public hearings on RCC. The Commission will listen to public testimony on the RCC alternatives and staff recommendations and give further direction to staff.

NOTICE OF MEETING AND CALENDAR

-7-

OCTOBER 15, 1992

December 92      Staff will revise the ordinance and seek City Attorney's approval as to form. Staff will also review the Neg. Dec. and revise if necessary.

January 7      Publication of revised ordinance for review by the Planning or 14, 1993      Commission and public.

February 4      Public hearings start on the revised ordinance. Further or 11, 1993      revisions if requested by the Commission.

Mid March      Potential adoption as interim and/or permanent controls and transmittal to the Board of Supervisors.

The schedule is subject to change.

CPC: 713



SF  
CSS  
#21  
10/22/92

NOTE: For information on the next Commission Calendar, please call 558-6422 on Fridays after 3:00 p.m. for a recorded message.

NOTE: Items listed on this calendar will not be heard before the stated time.

NOTE: Speaker Cards will be available at all meetings. They can also be picked up in advance from 6th Floor Reception, Department of City Planning, 450 McAllister.

DRAFT SUMMARY

NOTICE OF MEETING AND CALENDAR

OF THE  
SAN FRANCISCO  
CITY PLANNING COMMISSION  
REGULAR MEETING  
THURSDAY  
OCTOBER 22, 1992  
ROOM 282, CITY HALL  
4:00 P.M.  
(NOTE START TIME)

DOCUMENTS DEPT.

OCT 26 1992

SAN FRANCISCO  
PUBLIC LIBRARY

ROLL CALL: Commissioners Fung, Elzey/Boldridge, Levine, Lowenbergs,  
Nethenberg/Prowler, Smith, Unobskey.

4:10  
4:00 P.M.

A. ITEMS TO BE CONTINUED (TAPE 1A: #0030-0145-)

ITEMS  
1-5  
CONTINUED  
AS SHOWN  
(5-0)

1. 92.410D (BERKOWTIZ)  
3035 PIERCE STREET, west side between Filbert and Greenwich Streets, Lot 3 in Assessor's Block 513 - Request for Discretionary Review of Building Permit Application No. 9015928 to construct a fourth floor of occupancy for a one-family house in an RH-2 (House Residential, Two-Family) district.  
a) Consideration of Discretionary Review  
b) Discretionary Review hearing  
(Continued from Regular Meeting of September 24, 1992  
(Proposed for continuance to October 29, 1992)

ABSENT: 2. 92.220D PUBLIC HEARING CLOSED (PASSMORE/FUNG)  
2051-55 VALLEJO STREET, northside between Laguna and Buchanan Streets, Lot 31 in Assessor's Block 555 -- Request for Discretionary Review of Building Permit Application No. 9123537 to construct a new roof deck at the attic level of the existing three family dwelling in an RM-2 (Mixed, Medium Density) District.  
a) Consideration of Discretionary Review  
b) Discretionary Review Hearing  
(Continued from Regular Meeting of September 10, 1992)  
NOTE: ON JUNE 25, 1992, AFTER RECEIVING PUBLIC TESTIMONY, THE COMMISSION CLOSED THE PUBLIC HEARING AND CONTINUED THE MATTER TO JULY 16, 1992 BY A VOTE OF 6-0. COMMISSIONER LEVINE WAS ABSENT.  
(Proposed for continuance to November 5, 1992)

3. 91.011CVE (MILLER)  
65 DORLAND AVENUE, south side between Dolores and Guerrero Streets, Lot 78 in Assessor's Block 3578 - Request for authorization of CONDITIONAL USE for expansion of an existing RELIGIOUS INSTITUTION (First Covenant Church - Andersen Memorial Building) consisting of new offices and classrooms over parking, also the subject of a requested rear-yard variance, in an RH-3 (House, Three-Family) District and a 40-X Height and Bulk District.  
(Proposed for Continuance to November 5, 1992)

4. 91.365C (PEARL)  
2550, 2560, 2580-2590 GEARY BOULEVARD; northeast corner of Presidio Avenue; Lots 8, 9, 11, 26 and 27 in Assessor's Block 1082: -- Request for authorization of Conditional Use for a PLANNED UNIT DEVELOPMENT for a total of 56 DWELLING UNITS in three buildings and ground story commercial use in two buildings to establish legal use of three dwelling units constructed without benefit of permit at 2250 Geary Boulevard (Lots 8, 9 and 11) and one dwelling unit constructed at each of the other properties (2560 Geary Boulevard - Lot 26, and 2580-2590 Geary Boulevard - Lot 27) without benefit of permit requiring modification of the City Planning Code standards for DWELLING UNIT DENSITY, in an NC-3 (Moderate-Scale Neighborhood Commercial) zoning district and a 50-X Height and Bulk District.  
(Continued from Regular Meeting of October 15, 1992)  
(Proposed for continuance to November 19, 1992)

5. 92.390C (LINDSAY)  
2899 CLAY STREET, southeast corner of Clay and Divisadero Streets, Lot 23 in Assessor's Block 1003 - The subject property contains a church which became an "automatic" Conditional Use in 1978, since it lawfully existed in a residential zoning district at that time. Under Section 178(b) of the City Planning Code, permitted Conditional Uses which lawfully existed at the time of the 1978 City Planning Code amendment that required certain new uses in residential zoning districts to obtain Conditional Use authorization, were permitted to continue as "automatic" Conditional Uses, on the condition that they continued to operate in the form and intensity of use which existed on the effective date of that amendment. Section 178(c) of the City Planning Code stipulates that permitted Conditional Uses may not be significantly altered, enlarged or intensified except upon approval of a new Conditional Use authorization. The Zoning Administrator has determined that the church's permitted Conditional Use has been significantly intensified since 1978 without approval by the City Planning Commission of a new Conditional Use authorization. The matter is therefore being calendared for a Public Hearing before the City Planning Commission to consider either revocation of the church's Conditional Use authorization (under Section 303(d) of the City Planning Code) or modification of conditions to establish the church's intensified level of use as its authorized use.  
(Continued from Regular Meeting of September 10, 1992)  
(Proposed for continuance to December 3, 1992)

B. PUBLIC COMMENT (TAPE 1A: # 0150-1820)

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

C. COMMISSIONERS' QUESTIONS AND MATTERS (TAPE 1A: # 1823-2335)

PROWLER - RE: 337 COLLINGWOOD  
LEVINE - RE: 1. ENFORCEMENT OF CONDITIONS ON CONDITIONAL USES

D. DIRECTOR'S REPORT

6. (TAPE 1A: # 2340-3176) (TAPE 1D: # 0000-0100) (KENDALL)  
PRESIDIO TRANSFER SUBAGREEMENTS -- Presidio planning coordinator, Alison Kendall will describe the public and City comment and environmental review process for the Presidio transfer subagreements on the Army's departure schedule, public safety, base operations and disposition of property between the Army and National Park Service. The Army is preparing an environmental assessment (EA) of the subagreements and will be accepting comments on the scope of the EA in writing and at a public workshop.

\* - SEE BELOW  
E. REGULAR CALENDAR

APPROVED. 7. (TAPE 1B: # 2090-2300) (MEDINA)

(5-0)  
BSENT:  
BOLDRIDGE  
LOWENBERG  
SOLUTION #: 13418  
CITYWIDE TRAVEL BEHAVIOR SURVEY (CTBS) -- Request for modification of existing contract for the Citywide Travel Behavior Survey Project (CTBS). Contract for Nelson/Nygaard Associates will expire October 30, 1992. Request to extend contract to June 30, 1993.

RECESSIONED FROM  
5:50 - 6:05 P.M.

8. 92.463D (TAPE 1D: # 2310-3125) (TAPE 1A: # 0000-0928) (COLEMAN)  
2457 BAY STREET, southeast corner of Lyon Street, Lot 30 in Assessor's Block 925 -- Consideration of Discretionary Review of Building Permit Application No. 9207556S to legalize the installation of a 10 foot satellite dish antenna in an RH-2 (House, Two-Family) district.

a) Consideration of Discretionary Review hearing  
b) Discretionary Review hearing  
(Continued from Regular Meeting of September 24, 1992)

Adjournment — 6:30 p.m.

\* UNSCHEDULED UNDER THE DIRECTOR'S REPORT

- BPA ACTIVITIES THIS PAST WEEK (PASSMORE) - (TAPE 1B: # 0105-0440)

- (BLAZER) - (TAPE 1B: # 0445-2085)

- REPORT ON MAYOR'S STATE OF THE CITY ADDRESS

- DEPT. MOVE TO 1160 MISSION STREET

NOTE ON APPEALS: Commission action on Conditional Uses and reclassifications may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Linda Avery, Administrative Secretary, City Planning Commission, at (415) 558-6414.

NOTICE

Schedule of Workshops and Hearings on the RESIDENTIAL CONSERVATION CONTROLS (RCC)

(The workshops will be held generally at 6 p.m. in Room 282 of City Hall, please refer to the calendar of the specific date)

October 29 & November 5 Public hearings on RCC. Staff will present a summary and analysis of public comments received in previous hearings and workshops, alternatives and staff recommendations on major topics of the ordinance. The Commission may ask questions, discuss the issues and alternatives presented, and direct staff to consider and examine changes to the ordinance as initiated. There will be opportunity for public comment.

November 12 & November 19 Public hearings on RCC. The Commission will listen to public testimony on the RCC alternatives and staff recommendations and give further direction to staff.

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January 7 or 14, 1993 Publication of revised ordinance for review by the Planning Commission and public.

February 4 or 11, 1993 Public hearings start on the revised ordinance. Further revisions if requested by the Commission.

Mid March Potential adoption as interim and/or permanent controls and transmittal to the Board of Supervisors.

The schedule is subject to change.

A limited number of copies of the Summary of RCC workshops are available for \$3.50 at the 4th floor reception desk. Please call ahead (558-6264) to make sure that copies are still available. Staff will order more copies if you leave your name and phone number.

SF  
C55  
#21  
10/29/92

Acting Secretary - Items 1-12 Martha Kessel  
Items 13-20 Gerald Green

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NOTE: Items listed on this calendar will not be heard before the stated time.

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## DRAFT SUMMARY

### NOTICE OF MEETING AND CALENDAR

OF THE  
SAN FRANCISCO  
CITY PLANNING COMMISSION  
REGULAR MEETING  
THURSDAY  
OCTOBER 29, 1992  
ROOM 282, CITY HALL  
1:30 P.M.  
(NOTE START TIME)

DOCUMENTS DEPT.

NOV 3 1992

SAN FRANCISCO  
PUBLIC LIBRARY

ROLL CALL: Commissioners Fung, Bieley/Boldridge, Levine, Lowenberg,  
Nothenberg/Prowler, Smith, Unobskey.

NOTE: The Commission will take a short recess at 3:30 p.m.

1:30 P.M. 1.45

#### A. ITEMS TO BE CONTINUED

1. 92.441C (GREEN)  
1799 LOMBARD STREET, southeast corner of Laguna Street; Lot 22 in Assessor's Block 506 -- Request for Conditional Use Authorization to establish a LARGE FAST FOOD PIZZA TAKE-OUT RESTAURANT in an NC-3 (Moderate Scale) Neighborhood Commercial District. The proposal is to install a pizza restaurant offering take-out, and delivery services and no on-site dining within a building approximately 2,192 square feet in size (including two new off-street parking spaces) and formerly occupied by a full service restaurant.  
(Continued from Regular Meeting of October 8, 1992)  
(Proposed for Continuance to November 12, 1992)

2. 92.123C (GREEN)  
2369 MARKET STREET, south side between 17th and Noe Streets; Lot 36 in Assessor's Block 3563 -- Request for Conditional Use Authorization to install a Pool Table, establish Dancing and Live Entertainment all defined as OTHER ENTERTAINMENT Commercial Activities by Section 790.38 of the Planning Code, and to amend conditions of approval as set forth in previous authorizations for an existing second story bar located in the Upper Market Street Neighborhood Commercial District. The proposal is to add one pool table increasing the total number of pool tables to 2, to allow dancing to pre-recorded music Thursday through Sunday within the existing second floor bar, and occasional live entertainment, and to amend conditions of approval (Motion No.

## Item 92.123C continued

8125) allowing separate entrances for the second floor bar and ground floor restaurant. The previous authorization required principal entrance for the bar through the restaurant. The project also includes a request to allow use of an existing outdoor deck on the 2nd floor, after 11:00 p.m. Use of the deck was previously allowed up to 11:00 p.m. (Resolution NO. 9220.

(Proposed for Continuance to November 5, 1992)

B. PUBLIC COMMENT 1) Margaret Segal 2) Anita Thelchase 3) Virginia Lewinay

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C. COMMISSIONERS' QUESTIONS AND MATTERSD. DIRECTOR'S REPORT

3. TIER III (BERKOWITZ)  
No opposition.  
No action.  
2323 - 35TH AVENUE, west side between Taraval and Santiago Streets, Lot 6 in Assessor's Block 2364 -- Informational presentation of Building Permit Application No. 9211625 for the construction of a rear yard deck for a single-family house in an RH-1 (House, One-Family) district. This project is being brought to the Commission's attention pursuant to Planning Commission Resolution No. 12044.

4. TIER III (BERKOWITZ)  
No opposition.  
No action.  
1219 - 28TH AVENUE, west side between Irving Street and Lincoln Way, Lot #3 in Assessor's Block 1722 -- Informational presentation of Building Permit Application No. 9213193 for the construction of a two-story rear yard addition of ten feet in depth for a single family residence in an RH-1(D) (House, One-Family, Detached Dwellings) district. This project is being brought to the Commission's attention pursuant to Planning Commission Resolution No. 12044.

5. TIER III (BERKOWITZ)  
No opposition.  
No action.  
154 AMBER DRIVE, west side between Quartz Way and Turquoise Way, Lot 10 in Assessor's Block 7510 -- Informational presentation of Building Permit Application No. 9211314 for the construction of a single story, 15 foot rear yard addition to a single-family house in an RH-1 (House, One-Family) district. This project is being brought to the Commission's attention pursuant to Planning Commission Resolution No. 12044.

## 6. TIER III

(BERKOWITZ)

*to opposition  
no action*  
324 WHEELER AVENUE, west side between Lathrop and Blanken Avenues, Lot 2 in Assessor's Block 5084 -- Informational presentation of Building Permit Application No. 9213146 for the construction of a two-story rear yard addition to a single-family dwelling in an RH-1 (House, One-Family) district. This project is being brought to the Commission's attention pursuant to Planning Commission Resolution No. 12044.

## 7. TIER III

(BERKOWITZ)

*to opposition  
no action*  
1663 - 24TH AVENUE, west side between Lawton and Moraga Streets, Lot 13 in Assessor's Block 1919 -- Informational presentation of Building Permit Application No. 9214065 for the construction of a two-story, 20 foot long rear yard addition to a single-family house in an RH-1 (House, One-Family) district. This project is being brought to the Commission's attention pursuant to Planning Commission Resolution No. 12044.

## 8. TIER III

(BERKOWITZ)

*to opposition  
no action*  
2961 BRODERICK STREET, west side between Greenwich and Filbert Streets, Lot 1A in Assessor's Block 942 -- Informational presentation of Building Permit Application No. 9207189 for the construction of a rear yard deck for a house in an RH-2 (House, Two-Family) district. This project is being brought to the Commission's attention pursuant to Planning Commission Resolution No. 12044.

## 9.

(CHIONG)

*continuation  
Cup Ltr. D*  
MISSION NEIGHBORHOOD PLANNING PRESENTATION. An overview of planning activities in the Mission District and update on the Northeast Mission Industrial zone (NEMIZ) work program.

2:30 P.M.

E. REGULAR CALENDAR

## 10.

(MALTZER)

*continued to  
October  
no motion  
of which*  
PROPOSED REVISIONS/AMENDMENTS TO CEQA GUIDELINES, Hearing on proposed Resolution by City Planning Commission requesting that State California Environmental Quality Act (CEQA) Guidelines be revised and/or amended to include the following types of projects within the list of categorical exemptions from CEQA: i) legislation to rezone small properties, permitting no more development than would be permitted under present categorical exemptions; ii) acquisition of property by a public agency where no, or minimal change in use is proposed; iii) minor subdivisions whether or not a variance is required; iv) new construction or conversion of up to six dwelling units regardless of the number of structures involved; and v) changes in use which would increase a building occupancy by no more than the occupancy increase presently allowed by a small (and presently exempt) addition to the structure.

11. 92.151L (MARSH)  
2135 SUTTER STREET, GOLDEN GATE COMMANDERY OF THE KNIGHTS TEMPLAR (Macedonia Missionary Baptist Church), south side between Steiner and Pierce Streets, Lot 6 in Assessor's Block 682. Acting on the recommendation of the Landmarks Preservation Advisory Board to consider designation of the Golden Gate Commandery of the Knights Templar (Macedonia Missionary Baptist Church) as Landmark No. 202 pursuant to Article 10 of the City Planning Code. The subject property is zoned NC-2 (Small Scale Neighborhood-Commercial) District and a 50-X Height and Bulk District.  
(Continued from Regular Meeting of October 15, 1992)

Approve  
S-O

Absent, Smith  
Lewinburg

Motion #13419

Approve S-O

Absent, Smith  
Lewinburg

Motion #13420

12. 92.453C (HING)  
401 - 32ND AVENUE, southwest corner of Clement Street; Lot 1 in Assessor's Block 1464 -- Request for Conditional Use Authorization to legalize a change from a previous nonconforming second floor business or professional service to a nonconforming PERSONAL SERVICE COMMERCIAL ACTIVITY (as defined by Section 790.116 of the Planning Code) in an NC-1 (Neighborhood Commercial Cluster) District.

Approve S-O

Modified  
Conditions

S-O

Absent, Smith  
Lewinburg

Motion #13421

13. 90.776C (LINDSAY)  
2972-2974-2976-2978 - 23RD STREET, northside between Harrison and Alabama Streets; Lots 16A and 16C in Assessor's Block 4148 -- Request for authorization of Conditional Use to convert four dwelling units to a group housing facility containing 20 beds in 9 bedrooms and owner/manager's quarters on two adjacent lots having a combined width of 46.834 feet and a depth of 60 feet, totalling 2,810 square feet of lot area in an RH-3 (Residential, House, Three-Family) District. The proposal is to legalize an existing group housing facility converted from four dwelling units without authorization and proper permits. In addition, a variance is sought from the rear yard requirement.

Approve S-O

Denied 3

S-O

Absent, Smith  
Lewinburg

14. 92.431C (NIXON)  
1750 POLK STREET, east side between Washington and Clay Streets; Lot 20 in Assessor's Block 620 - Request for Conditional Use Authorization to allow Other Entertainment (as defined in Section 790.38 of the Planning Code) in the Polk Street Neighborhood Commercial District. The proposal is to add a piano and accompaniment to an existing bar. The proposed hours of entertainment are 9:00 p.m. to 1:00 a.m.  
(Continued from Regular Meeting of October 8, 1992)

15. 92.434C

(GREEN)

1900 POLK STREET, northeast corner at intersection of Jackson Street; Lot 21 in Assessor's Block 596 -- Request for Conditional Use Authorization to establish a Full Service Restaurant and Bar (as defined by Section 790.92 and 790.22 respectively of the Planning Code) within the Polk Street Neighborhood Commercial District. The proposal involves installing the restaurant and bar at the subject location approximately 1,472 square feet in size containing seating for up to 49 persons. No expansion of floor area or exterior alteration is proposed.

11-5/42  
Absent: Smith, Lowenkopf 5:00 P.M.

## SPECIAL DISCRETIONARY REVIEW HEARING

NOTICE: AT APPROXIMATELY 5:00 P.M. THE CITY PLANNING COMMISSION WILL CONVENE INTO A SPECIAL DISCRETIONARY REVIEW HEARING. PROCEDURES GOVERNING SPECIAL DISCRETIONARY REVIEW HEARINGS WILL BE IN EFFECT. THOSE CASES THAT ARE SCHEDULED ON THIS CALENDAR, BUT HAVE NOT BEEN CALLED OR HEARD BY 5:00 P.M. COULD BE CONTINUED TO A LATER TIME OR DATE DETERMINED BY THE COMMISSION.

16. 92.410D

(BERKOWITZ)

3035 PIERCE STREET, west side between Filbert and Greenwich Streets, Lot 3 in Assessor's Block 513 - Request for Discretionary Review of Building Permit Application No. 9015928 to construct a fourth floor of occupancy for a one-family house in an RH-2 (House Residential, Two-Family) district.

- a) Consideration of Discretionary Review
- b) Discretionary Review hearing

(Continued from Regular Meeting of October 22, 1992)

17. 92.483D

(BERKOWITZ)

521 FLOOD AVENUE, south side between Phelan Avenue and Gennessee Street, Lot 28 in Assessor's Block 3139 - Request for Discretionary Review of Building Permit Application No. 9206054 for the construction of a two-story rear yard addition to a single family house in an RH-1 (House, One-Family) district.

- a) Consideration of Discretionary Review
- b) Discretionary Review hearing

18. 92.492D

(BERKOWITZ)

3148-50 TURK STREET, north side between Arguello Boulevard and Willard Street, Lot 14 in Assessor's Block 1141 - Request for Discretionary Review of Building Permit Application No. 9202960 for the construction of a three story remodeling and addition constituting a de facto demolition in an RH-2 (House, Two-Family) district.

- a) Consideration of Discretionary Review
- b) Discretionary Review hearing

6:00 P.M.

19. 92.287ET (HORTON)  
RESIDENTIAL CONSERVATION CONTROLS (RCC-D) Public Hearing of the Residential Conservation Controls as interim controls for a period not to exceed 6 months, especially the Level 1 and Level 2 proposal presented on October 15, 1992. Copies of the Level 1 and Level 2 proposal are available free of charge at the 4th floor reception desk of the Department of City Planning. Copies of the proposed RCC ordinance are available for sale (\$12) at the Department or may be reviewed at the Department or all San Francisco public libraries.  
(Continued from Regular Meeting of October 1, 1992)

19 & 19  
Continued  
Having to  
11/5/92

20. 92.288ET (HORTON)  
RESIDENTIAL CONSERVATION CONTROLS (RCC-D) Public Hearing of the Residential Conservation Controls as permanent controls, especially the Level 1 and Level 2 proposal presented on October 15, 1992. Copies of the Level 1 and Level 2 proposal are available free of charge at the 4th floor reception desk of the Department of City Planning. Copies of the proposed RCC ordinance are available for sale (\$12) at the Department or may be reviewed at the Department or all San Francisco public libraries.  
(Continued from Regular Meeting of October 1, 1992)

Adjournment at 9:55 p.m.

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NOTE: For information related to any of the above matters, please call Linda Avery, Administrative Secretary, City Planning Commission, at (415) 558-6414.

NOTICE

Schedule of Workshops and Hearings on the RESIDENTIAL CONSERVATION CONTROLS (RCC)

(The workshops will be held generally at 6 p.m. in Room 282 of City Hall, please refer to the calendar of the specific date)

October 29 & November 5 Public hearings on RCC. Staff will present a summary and analysis of public comments received in previous hearings and workshops, alternatives and staff recommendations on major topics of the ordinance. The Commission may ask questions, discuss the issues and alternatives presented, and direct staff to consider and examine changes to the ordinance as initiated. There will be opportunity for public comment.

## RCC Schedule continued

November 12 & Public hearings on RCC. The Commission will listen to public  
November 19 testimony on the RCC alternatives and staff recommendations and  
give further direction to staff.

December 92 Staff will revise the ordinance and seek City Attorney's  
approval as to form. Staff will also review the Neg. Dec. and  
revise if necessary.

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or 14, 1993 Commission and public.

February 4 Public hearings start on the revised ordinance. Further  
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Mid March Potential adoption as interim and/or permanent controls and  
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CPC: 715



11/15/92  
SF  
55  
#21  
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## DRAFT SUMMARY

### NOTICE OF MEETING AND CALENDAR

OF THE

SAN FRANCISCO

CITY PLANNING COMMISSION

REGULAR MEETING

THURSDAY

NOVEMBER 5, 1992

BOARD OF SUPERVISORS, SECOND FLOOR, CITY HALL

1:30 P.M.

(NOTE START TIME)

DOCUMENTS DEPT.

NOV 9 1992

SAN FRANCISCO  
PUBLIC LIBRARY

ROLL CALL: Commissioners Fung, Elzey/Boldridge, Levine, Lowenberg,  
Nothenberg/Prowler, Smith, Unobskey.

NOTE: The Commission will take a short recess at 3:30 p.m.

2:00  
1:30 P.M.

A. ITEMS TO BE CONTINUED

(TAPE 1A:  
000-030)

NTINUED 1. 92-493C (MONTANA)  
S SHOWN 103-105 FREELON STREET, southwest corner at Fourth Street; Lot 30 of  
(6-0) Assessor's Block 3777 - Request for Conditional Use authorization to  
BSENT: SMITH convert a dwelling unit to additional restaurant space in an SLI  
(Service/Light Industrial) District and a 50-X height and bulk  
district.  
.. (Proposed for Continuance to DECEMBER 3, 1992)

B. PUBLIC COMMENT (TAPE 1A: # 032 -1850)

REVIOUS  
SPEAKERS At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception: When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

C. COMMISSIONERS' QUESTIONS AND MATTERS (TAPE 1A: #152-230)

FUNG: SCHEDULED WALK THROUGHS PRIOR TO AREA PRESENTATIONS  
 LEVINE: WESTWOOD PARK ASSOC. DESIGN GUIDELINES

D. DIRECTOR'S REPORT

CENTINUED 2. TIER III (TAPE 1A: #232-279) (COLEMAN)  
 1815 - 15TH AVENUE, westside, Lot 4 in Assessor's Block 2052-A --  
 TO 11-12-92 (5-0) Informational presentation of Building Permit Application No. 9213814  
 ABSENT: BROWLER for a horizontal extension and vertical addition that adds living  
 SMITH space at the third floor. (Increases the height to 40 feet). This  
 Planning Commission Resolution No. 12044. SPEAKER: MARY ANN MILLER

NO OPPOSITION<sup>3</sup>. TIER III (SAME AS #2) (COLEMAN)  
 NO D.R. 2519 PIERCE STREET, westside, Lot 1 in Assessor's Block 584 --  
 (5-0) Informational presentation of Building Permit Application No. 921221  
 ABSENT: BROWLER for a horizontal extension to the rear. This project is being  
 SMITH brought to the Commission's attention pursuant to Planning Commission  
 Resolution No. 12044.

PRESENTATION<sup>4</sup>. (TAPE 1A: #280 - 380) (GHOSH)  
COMPLETE. PRESENTATION OF MISSION ECONOMIC DEVELOPMENT ASSOCIATION'S (MEDA)  
NO ACTION  
REQUIRED OVERALL ECONOMIC DEVELOPMENT PLAN.

E. CONSIDERATION OF FINDINGS AND FINAL MOTION - PUBLIC HEARING CLOSED

APPROVED 5. 92.434C (TAPE 1A: #381-499) (TAPE 1B: #249-267) (GREEN)  
 w/ CONDITIONS 1900 POLK STREET, northeast corner at intersection of Jackson Street;  
 (4-1) Lot 21 in Assessor's Block 596 -- Request for Conditional Use  
 NO: FUNG Authorization to establish a Full Service Restaurant and Bar (as  
 EXCUSED: LOWENBERG defined by Section 790.92 and 790.22 respectively of the Planning  
 ABSENT: SMITH Code) within the Polk Street Neighborhood Commercial District. The  
 METION #: 13422 proposal involves installing the restaurant and bar at the subject  
 location approximately 1,472 square feet in size containing seating  
 alteration is proposed.  
 NOTE: ON OCTOBER 29, 1992, THE COMMISSION PASSED A MOTION OF INTENT  
 TO APPROVE WITH AMENDED CONDITIONS BY A VOTE OF 4-1. COMMISSIONERS  
 SMITH AND LOWENBERG WERE ABSENT. COMMISSIONER FUNG VOTED NO.

2:00 P.M.

E. REGULAR CALENDAR

PRESENTATION<sup>6</sup>. (TAPE 1A: #500-823) (TAPE 1B: #000-248) (SAHM)  
COMPLETE. PRESENTATION BY SAN FRANCISCO DEVELOPMENT AGENCY STAFF OF YERBA BUENA  
NO ACTION  
REQUIRED CENTER REDEVELOPMENT PLAN AND PROPOSED AMENDMENTS TO THAT PLAN

WITHOUT HEARING, 7. 92.258Z (TAPE 1A: #008-030) (SCOTT)  
 CONTINUED TO 66 CERES STREET, west side between Williams and Thornton Avenues,  
 11-12-92 (6-0) Lots 10 and 11 in Assessor's Block 5409 - Request for  
 ABSENT: SMITH reclassification from an RH-1 (House, One-Family) District to RH-2  
 (House, Two-Family) District.

CERTIFICATION<sup>8</sup>. 89.037E (TAPE 1B: #269-500) 3:40 P.M.  
 APPROVED. 1661 PINE STREET - CERTIFICATION OF FINAL EIR, entire block bounded  
 (6-0) by Pine, Franklin and Austin Streets and Van Ness Avenue, Lots 1, 3,  
 ABSENT: SMITH ; METION #: 13423 (GALLAGHER)

Item 89.037E continued

17, 25-92 in Assessor's Block 666. Certification of the Final Environmental Impact Report for a proposal consisting of the construction of a 9-13 story, 90-130-foot-tall Life Care facility, including retail and open space. The project would contain about 495,730 gross square feet (gsf), including 280,000 gsf of residential space (250 units), 20,620 gsf of skilled nursing facilities (45 beds), 11,090 gsf of personal care space (12 beds), 40,470 gsf for ancillary uses such as a recreation and activities area, 2,290-5,000 gsf of retail space, 2,590 of interior open space, 250 parking spaces on 3 basement levels, 2 truck loading spaces and mechanical and storage space. The project would require the demolition of 6 existing structures (two of which are designated significant buildings in the Van Ness Avenue Plan) including a 45-unit hotel (24 tourist, 20 residential and one apartment) and commercial/retail space totaling about 100,000 gsf. PUBLIC HEARING CLOSED

*COURT  
COURT  
REPORTER  
PRESENT*

EARING 9.  
HELD.  
~~PUBLIC~~ PUBLIC  
EARING CLOSED.

CONTINUED TO

11-19-92

(6-0)

SENT: SMITH

(TAPE 10: 89.037C (#570-828)) (TAPE II: ALL OF SIDES A+B) (TAPE IIIA: #000-415) (NIXON)  
1661 FINE STREET, entire block bordered by Pine, Franklin and Austin Streets and Van Ness Avenue; Lots 1, 3, 17, 25, 26, 27, 28 and 29 in Assessor's Block 666 -- Request for Conditional Use authorization for a building exceeding a height of 40 feet in an R (Residential) zoning district, a residential care facility in an R-district, and a use exceeding 6,000 square feet in an NC-3 zoning district, and as a Planned Unit Development (PUD) seeking modification of certain provisions of the Planning Code. The project site is within an RC-4 (Residential-Commercial, Combined, High Density) District and an NC-3 (Moderate-Scale Neighborhood Commercial) District, and 130-V and 130-E height and bulk districts. The proposal is to demolish all (seven) of the buildings on the block and construct a nine to 13 story senior (65 years and older), Life-Care facility consisting of (1) 250 apartments, (2) accessory residential facilities, (3) a 55-bed skilled nursing facility, (4) retail space fronting on Van Ness Avenue, and (5) 252 off-street parking spaces.

*COURT  
REPORTER  
PRESENT*

7:30  
5:00 P.M.

NTENT TO  
PROVE W/  
ONDITONS  
(6-0)

SENT: SMITH  
PUBLIC HEARING  
CLOSED.NAL LANGUAGE  
11-19-92

10. 92.123C (TAPE IIIA: #417-829) (TAPE IIIB: #000-158) (GREEN)  
2369 MARKET STREET, south side between 17th and Noe Streets; Lot 36 in Assessor's Block 3563 -- Request for Conditional Use Authorization to install a Pool Table, establish Dancing and Live Entertainment all defined as OTHER ENTERTAINMENT Commercial Activities by Section 790.38 of the Planning Code, and to amend conditions of approval as set forth in previous authorizations for an existing second story bar located in the Upper Market Street Neighborhood Commercial District. The proposal is to add one pool table increasing the total number of pool tables to 2, to allow dancing to pre-recorded music Thursday through Sunday within the existing second floor bar, and occasional live entertainment, and to amend conditions of approval (Motion No. 8125) allowing separate entrances for the second floor bar and ground

Item 92.123C continued

floor restaurant. The previous authorization required principal entrance for the bar through the restaurant. The project also includes a request to allow use of an existing outdoor deck on the 2nd floor, after 11:00 p.m. Use of the deck was previously allowed up to 11:00 p.m. (Resolution NO. 9220.

(Continued from Regular Meeting of October 29, 1992)

**APPROVED** 11. 91.011CVE (TAPE III B: #160-830) (TAPE IVA: #000-176) (MILLER)  
 w/ CONDITIONS 65 DORLAND AVENUE, south side between Dolores and Guerrero Streets, (6-0)  
 AS MODIFIED Lot 78 in Assessor's Block 3578 - Request for authorization of  
 (6-0) CONDITIONAL USE for expansion of an existing RELIGIOUS INSTITUTION  
 (First Covenant Church - Andersen Memorial Building) consisting of  
 new offices and classrooms over parking, also the subject of a  
 requested rear-yard variance, in an RH-3 (House, Three-Family)  
 MOTION #: District and a 40-X Height and Bulk District.  
 13424 (Continued from Regular Meeting of October 22, 1992)

9:20  
 6:00 P.M.

SPECIAL DISCRETIONARY REVIEW HEARING

NOTICE: AT APPROXIMATELY 6:00 P.M. THE CITY PLANNING COMMISSION WILL CONVENE INTO A SPECIAL DISCRETIONARY REVIEW HEARING. PROCEDURES GOVERNING SPECIAL DISCRETIONARY REVIEW HEARINGS WILL BE IN EFFECT. THOSE CASES THAT ARE SCHEDULED ON THIS CALENDAR, BUT HAVE NOT BEEN CALLED OR HEARD BY 6:00 P.M. COULD BE CONTINUED TO A LATER TIME OR DATE DETERMINED BY THE COMMISSION.

NOTE: ANY CASE THAT HAS NOT BEEN CALLED OR HEARD BY 9:00 P.M., COULD BE CONTINUED TO A DATE SPECIFIED BY THE COMMISSION.

No D.R. 12. 92.614D (TAPE IVA: #197 - 723) (BLAUVELT)  
 (5-0) 2230 BEACH STREET, north side between Baker and Broderick Streets, Lot 19 in Assessor's Block 915 -- Request for Discretionary Review of Building Permit Application No. 9217132 to allow an additional 19 inches of total building height for a previously approved fourth floor addition to the existing three-story, four-unit building in an RH-2 (House, Two-Family) District.  
 a) Consideration of Discretionary Review  
 b) Discretionary Review hearing

No D.R. 13. 92.545D (TAPE III A: #724-831) (TAPE IV B: #000-121) (COLEMAN)  
 (5-0) 1410 FELTON STREET, northside, Lot 32 in Assessor's Block 5939 -- Request for Discretionary Review of Building Permit Application No. 9211558 to construct a two story single-family dwelling in an Rh-1 (House, One-Family) district.  
 a) Consideration of Discretionary Review  
 b) Discretionary Review hearing

WITHOUT 14. 92.220D (TAPE IVA: #180-195) PUBLIC HEARING CLOSED (PAEZ)  
 HEARING 2051-55 VALLEJO STREET, south side between Laguna and Buchanan  
 CONTINUED TO Streets, Lot 19 in Assessor's Block 566 -- Request for Discretionary  
 11-19-92 Review of Building Permit Application No. 9123537 to construct a new  
 (5-0) ABSENT: BELDRIDGE  
 SMITH

Item 92.220D continued

roof deck at the attic level of the existing three family dwelling and an alternate proposal which would expand the existing fourth floor dwelling by constructing a new one bedroom one bathroom addition with a roof top deck. The existing three-family dwelling is located in an RH-2 (House, Two-Family) District with a 40-X height and bulk designation.

- a) Consideration of Discretionary Review
- b) Discretionary Review Hearing

(Continued from Regular Meeting of October 22, 1992)

NOTE: ON JUNE 25, 1992, AFTER RECEIVING PUBLIC TESTIMONY, THE COMMISSION CLOSED THE PUBLIC HEARING AND CONTINUED THE MATTER TO JULY 16, 1992 BY A VOTE OF 6-0. COMMISSIONER LEVINE WAS ABSENT.

*10:45  
7:00 P.M.*

OR 17E175  
15 4/6,  
HEARING HELD  
CONTINUED TO  
11-12-92

15. 92.287ET (TAPE II B: #145-832)(TAPE IV A: #000 - (HORTON))  
RESIDENTIAL CONSERVATION CONTROLS (RCC-D) Public Hearing of the Residential Conservation Controls as interim controls for a period not to exceed 6 months, including the Level 1 and Level 2 proposal presented on October 15, 1992. Staff will present a summary and analysis of public comments received in previous hearings and workshops, alternatives and staff recommendations on major topics of the ordinance. The Commission may ask questions, discuss the issues and alternatives presented, and direct staff to consider and examine changes to the ordinance as initiated. For availability of the proposal, please refer to the end of the calendar.  
(Continued from Regular Meeting of October 29 1992)

16. 92.288ET (HORTON)  
RESIDENTIAL CONSERVATION CONTROLS (RCC-D) Public Hearing of the Residential Conservation Controls as permanent controls, including the Level 1 and Level 2 proposal presented on October 15, 1992. Staff will present a summary and analysis of public comments received in previous hearings and workshops, alternatives and staff recommendations on major topics of the ordinance. The Commission may ask questions, discuss the issues and alternatives presented, and direct staff to consider and examine changes to the ordinance as "initiated. For availability of the proposal, please refer to the end of the calendar.  
(Continued from Regular Meeting of October 29, 1992)

THESE ITEMS WERE CALLED TOGETHER

Adjournment 11:45 p.m.

NOTE ON APPEALS: Commission action on Conditional Uses and reclassifications may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of The above matters, please call Linda Avery, Administrative Secretary, City Planning Commission, at (415) 558-6414.

NOTICE

Schedule of Hearings on the RESIDENTIAL CONSERVATION CONTROLS (RCC)  
(The workshops will be held generally at 6 p.m. in Room 282 of City Hall,  
please refer to the calendar of the specific date)

November 5      Public hearing on RCC. Staff will present a summary and analysis of public comments received in previous hearings and workshops, alternatives and staff recommendations on major topics of the ordinance. The Commission may ask questions, discuss the issues and alternatives presented, and direct staff to consider and examine changes to the ordinance as initiated. There will be opportunity for public comment.

November 12 & Public hearings on RCC. The Commission will listen to public  
November 19      testimony on the RCC alternatives and staff recommendations and give further direction to staff.

December 92      Staff will revise the ordinance and seek City Attorney's approval as to form. Staff will also review the Neg. Dec. and revise if necessary.

January 7      Publication of revised ordinance for review by the Planning  
or 14, 1993      Commission and public.

February 4      Public hearings start on the revised ordinance. Further  
or 11, 1993      revisions if requested by the Commission.

Mid March      Potential adoption as interim and/or permanent controls and transmittal to the Board of Supervisors.

The schedule is subject to change.

Copies of the Level 1 and Level 2 proposal are available free of charge at the 4th floor reception desk of the Department of City Planning. Copies of the proposed RCC ordinance are available for sale (\$12) at the Department or may be reviewed at the Department or all San Francisco public libraries. Please call ahead (558-6264) to make sure that copies are available or leave your name and phone number so that we can notify you when the copies arrive.

NOV 17 1992

SAN FRANCISCO  
PUBLIC LIBRARY

NOTE: For information on the next Commission Calendar, please call 558-6422 on Fridays after 3:00 p.m. for a recorded message.

NOTE: Items listed on this calendar will not be heard before the stated time.

NOTE: Speaker Cards will be available at all meetings. They can be picked up in advance from 6th Floor Reception, Department of City Planning, 450 McAllister, or they can be obtained at the meetings.

DRAFT // SUMMARY  
~~NOTICE OF MEETING AND CALENDAR~~

OF THE  
/ SAN FRANCISCO  
/ CITY PLANNING COMMISSION  
REGULAR MEETING  
THURSDAY  
NOVEMBER 12, 1992  
ROOM 282, CITY HALL  
2:00 P.M.  
(NOTE START TIME)

ROLL CALL: Commissioners Fung, Elzey/Boldridge, Levine, Lowenberg,  
Nothenberg/Prowler, Smith, Unobskey.

NOTE: The Commission will take a short recess at 3:30 p.m.

2:05  
2:00 P.M.

A. ITEMS TO BE CONTINUED

ITEMS  
1-5  
CONTINUED  
AS  
SHOWN 2. 91.497D (COLEMAN)  
1124-26 FILBERT STREET, northside between Hyde and Leavenworth Streets, Lot 6 in Assessor's Block 94 -- Request for Discretionary Review of Building Permit Application No. 8916280 to construct a dormer on the west side of the existing third floor and to replace the roof.

a) Consideration of Discretionary Review  
b) Discretionary Review hearing  
(Proposed for Continuance to November 19, 1992)

(7-0) 91.497D (COLEMAN)  
1124-26 FILBERT STREET, northside between Hyde and Leavenworth Streets, Lot 6 in Assessor's Block 94 -- Request for Discretionary Review of Building Permit Application No. 8916280 to construct a dormer on the west side of the existing third floor and to replace the roof.  
a) Consideration of Discretionary Review  
b) Discretionary Review hearing  
(Continued from Regular Meeting of October 8, 1992)  
(Proposed for Continuance to November 19, 1992)

3. 91.496D\* (COLEMAN)  
3945 - 19TH STREET, south side between Sanchez and Noe Streets, Lot 70 in Assessor's Block 3601 -- Request for Discretionary Review of Building Permit Application No. 9012306S to construct a two unit 5 story over garage structure in an RH-2 (House, Two-Family) District.  
a) Consideration of Discretionary Review  
b) Discretionary Review hearing  
(Continued from Regular Meeting of October 8, 1992)  
(Proposed for Continuance to November 19, 1992)

4. 91.522D\* (COLEMAN)  
3947 - 19TH STREET, south side between Sanchez and Noe Streets, Lot 69 in Assessor's Block 3601 -- Request for Discretionary Review of Building Permit Application No. 9012305S to construct a two unit 5 story over garage structure in an RH-2 (House, Two-Family) District.  
a) Consideration of Discretionary Review.  
b) Discretionary Review hearing  
\*NOTE: THESE TWO CASES SHOULD BE HEARD TOGETHER  
(Continued from Regular Meeting of October 8, 1992)  
(Proposed for Continuance to November 19, 1992)

5. 90.378C (BADINER)  
2237 MASON STREET, west side between Chestnut and Francisco Streets, Lot 2 in Assessor's Block 51 -- Request for Conditional use Authorization under Planning Code Section 722.55 and 790.84 and a Permit to Convert under Administrative Code Section 41 to convert 62 tourist units in the North Beach Neighborhood Commercial District and a 40-X Height and Bulk District.  
(Continued from Regular Meeting of October 1, 1992)  
(Proposed for Continuance to November 19, 1992)

B. PUBLIC COMMENT

*ANITA  
THEO-HARRIS  
RE: INDEF.  
CANT. OF  
724 FAXON*

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

C. COMMISSIONERS' QUESTIONS AND MATTERS

LOWENBERG: INSTRUCTED STAFF TO REVIEW/REDEFINE COFFEE HOUSES TO ALLOW PATRONS TO SIT.

LEVINE: 138 SOUTHWOOD

## D. DIRECTOR'S REPORT

## \* DIRECTOR'S ANNOUNCEMENTS

## 6. TIER III

(COLEMAN)

1815 - 15TH AVENUE, westside, Lot 4 in Assessor's Block 2052-A -- Informational presentation of Building Permit Application No. 9213814 for a horizontal extension and vertical addition that adds living space at the third floor. (Increases the height to 40 feet). This project is being brought to the Commission's attention pursuant to Planning Commission Resolution No. 12044.

(Continued from Regular Meeting of November 5, 1992)

## D. PASSMORE'S ANNOUNCEMENTS

## E. REGULAR CALENDAR

## 7. (TAPE IIA) (TAPE 1B) (TAPE II A) (TAPE II B)

(KENDALL)

PRESIDIO TRANSFER SUBAGREEMENTS, Public hearing to obtain comments from City department representatives, members of the public and Commissioners on the proposed subagreements between the National Park Service and the Army regarding the transfer of the Presidio. Comment will focus on potential implications of the transfer process for the City. City recommendations will be presented on the scope of the Environmental Assessment of the Subagreements to be prepared by the Army Corps of Engineers.

8. 92.258Z (SCOTT)  
 66 CERES STREET, west side between Williams and Thornton Avenues, Lots 10 and 11 in Assessor's Block 5409 - Request for reclassification from an RH-1 (House, One-Family) District to RH-2 (House, Two-Family) District.

(Continued from Regular Meeting of November 5, 1992)

## 9. 92.477C (TAPE III A) (FIRST 10 MIN.)

(HING)

2350 & 2360 SAN BRUNO AVENUE, west side between Sweeny and Hale Streets; Lots 2 and 3 in Assessor's Block 5880 -- Request for Conditional Use Authorization to extend the termination date of existing nonconforming uses and to modify conditions of approval of a previous authorization (Motion No. 11130) in an RM-1 (Residential, Mixed, Low Density) District.

## 10. 92.441C (TAPE III A) (TAPE III B) (LAST 35-min.) (FIRST 15 min.)

(GREEN)

1799 LOMBARD STREET, southeast corner of Laguna Street; Lot 22 in Assessor's Block 506 -- Request for Conditional Use Authorization to establish a LARGE FAST FOOD PIZZA TAKE-OUT RESTAURANT in an NC-3 (Moderate Scale) Neighborhood Commercial District. The proposal is to install a pizza restaurant offering take-out and delivery services and no on-site dining within a building approximately 2,192 square feet in size (including two new off-street parking spaces) and formerly occupied by a full service restaurant

(Continued from Regular Meeting of October 29, 1992)

6:30  
4:00 P.M.

## SPECIAL DISCRETIONARY REVIEW HEARING

NOTICE: AT APPROXIMATELY 4:00 P.M. THE CITY PLANNING COMMISSION WILL CONVENE INTO A SPECIAL DISCRETIONARY REVIEW HEARING. PROCEDURES GOVERNING SPECIAL DISCRETIONARY REVIEW HEARINGS WILL BE IN EFFECT. THOSE CASES THAT ARE SCHEDULED ON THIS CALENDAR PRIOR TO 4:00 P.M., BUT HAVE NOT BEEN CALLED OR HEARD BY 4:00 P.M., COULD BE CONTINUED TO A LATER TIME OR DATE AS DETERMINED BY THE COMMISSION.

CONTINUED TO 11. 92.442D Public Hearing Closed (30 min.) (TAPE IIIA) (TAPE IIIB) ALL (1st 7 min.) (BERKOWITZ) 11-19-92 (5-0) 546 TERESITA BOULEVARD, west side between Bella Vista and Arroyo ON 9-24-92, TH

EXCUSED: SMITH BOLDRIDGE Ways, Lot 8 in Assessor's Block 2966A -- Request for Discretionary Review of Building Permit Application No. 9208448 for the construction of a vertical addition including two bedrooms and a bathroom for a single family house in an RH-1 (House, One-Family) district. PUBLIC HEARING WAS CLOSED AND RECEIVING TESTIMONY WAS CONTINUED 11-12-92. (5-0)

BOLDRIDGE & SMITH HAVE REQUESTED COPIES OF 9-24-92 HEARING TAPE. a) Consideration of Discretionary Review b) Discretionary Review hearing (Continued from Regular Meeting of September 24, 1992) ABSENT: BOLDRIDGE SMITH

WITHOUT HEARING, CONTINUED TO 12. 92.561D (BERKOWITZ) 710-12 WISCONSIN STREET, west side between 20th and 22nd Streets, Lot 12 in Assessor's Block 4097 -- Request for Discretionary Review of Building Permit Application No. 9209214 to construct a three-story, two unit residential building in an RH-2 (House, Two-Family) district. a) Consideration of Discretionary Review b) Discretionary Review hearing

NO D.R. 13. 92.220D (PAEZ) PUBLIC HEARING CLOSED (14 min.) 8:10P.M. 2051-55 VALLEJO STREET, south side between Laguna and Buchanan Streets, Lot 19 in Assessor's Block 566 -- Request for Discretionary Review of Building Permit Application No. 9123537 to construct a new roof deck at the attic level of the existing three family dwelling and an alternate proposal which would expand the existing fourth floor dwelling by constructing a new one bedroom one bathroom addition with a roof top deck. The existing three-family dwelling is located in an RH-2 (House, Two-Family) District with a 40-X height and bulk designation. a) Consideration of Discretionary Review b) Discretionary Review Hearing (Continued from Regular Meeting of November 5, 1992)

NOTE: ON JUNE 25, 1992, AFTER RECEIVING PUBLIC TESTIMONY, THE COMMISSION CLOSED THE PUBLIC HEARING AND CONTINUED THE MATTER TO JULY 16, 1992 BY A VOTE OF 6-0. COMMISSIONER LEVINE WAS ABSENT.

8:35  
5:30 P.M.

PUBLIC  
MEETING HELD  
CONTINUED TO

1-19-92  
(5-0)

SENT: BOLDRIDGE  
LOWENBERG

14. 92.287ET *(TAPE II B)* *(TAPE III A)* *(TAPE IV B)* (HORTON)

RESIDENTIAL CONSERVATION CONTROLS (RCC-D) Public Hearing of the Residential Conservation Controls as interim controls for a period not to exceed 6 months, including the Level 1 and Level 2 proposal presented on October 15, 1992. For availability of the proposal, please refer to the end of the calendar.

(Continued from Regular Meeting of November 5, 1992)

15. 92.288ET *(TAPES:  
SAME AS #14)* (HORTON)

RESIDENTIAL CONSERVATION CONTROLS (RCC-D) Public Hearing of the Residential Conservation Controls as permanent controls, including the Level 1 and Level 2 proposal presented on October 15, 1992. For availability of the proposal, please refer to the end of the calendar.

(Continued from Regular Meeting of November 5, 1992)

Adjournment 10:00 p.m.

NOTE ON APPEALS: Commission action on Conditional Uses and reclassifications may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Linda Avery, Administrative Secretary, City Planning Commission, at (415) 558-6414.

#### NOTICE

##### Schedule of Hearings on the RESIDENTIAL CONSERVATION CONTROLS (RCC)

(The workshops will be held generally at 6 p.m. in Room 282 of City Hall, please refer to the calendar of the specific date)

November 12 Public hearing on RCC. Staff will continue to present a summary and analysis of public comments received in previous hearings and workshops, alternatives and staff recommendations on major topics of the ordinance. The Commission may ask questions, discuss the issues and alternatives presented, and direct staff to consider and examine changes to the ordinance as initiated. There will be opportunity for public comment.

November 19 Public hearings on RCC. The Commission will listen to public testimony on the RCC alternatives and staff recommendations and give further direction to staff.

December 92 Staff will revise the ordinance and seek City Attorney's approval as to form. Staff will also review the Neg. Dec. and revise if necessary.

January 7      Publication of revised ordinance for review by the Planning  
or 14, 1993      Commission and public.

February 4      Public hearings start on the revised ordinance. Further  
or 11, 1993      revisions if requested by the Commission.

Mid March      Potential adoption as interim and/or permanent controls and  
transmittal to the Board of Supervisors.

The schedule is subject to change.

Copies of the Level 1 and Level 2 proposal are available free of charge at the 4th floor reception desk of the Department of City Planning. Copies of the proposed RCC ordinance are available for sale (\$12) at the Department or may be reviewed at the Department or all San Francisco public libraries. Please call ahead (558-6264) to make sure that copies are available or leave your name and phone number so that we can notify you when the copies arrive.

CPC: 717

ST  
55  
#21  
11/19/92

NOTE: For information on the next Commission Calendar, please call 558-6422 on Fridays after 3:00 p.m. for a recorded message.

NOTE: Items listed on this calendar will not be heard before the stated time.

NOTE: Speaker Cards will be available at all meetings. They can also be picked up in advance from 6th Floor Reception, Department of City Planning, 450 McAllister.

## DRAFT // SUMMARY

### NOTICE OF MEETING AND CALENDAR

OF THE  
SAN FRANCISCO  
// CITY PLANNING COMMISSION  
REGULAR MEETING  
THURSDAY  
11/ NOVEMBER 19, 1992  
ROOM 282, CITY HALL  
2:00 P.M.  
(NOTE START TIME)

DOCUMENTS DEPT.

NOV 23 1992

SAN FRANCISCO  
PUBLIC LIBRARY

ROLL CALL: Commissioners Fung, Eeley/Boldridge, Levine, Lowenberg,  
Nethenberg/Prowler, Smith, Unobskey.

NOTE: The Commission will take a short recess at 3:30 p.m.

2:15  
2:00 P.M.

#### A. ITEMS TO BE CONTINUED

ITEMS 1. 92.458C (GREEN)  
1-6 4050-19TH AVENUE, north side, between Monticello and Byxbee Streets;  
CONTINUED Lot 10 in Assessor's Block 7083 -- Request for Conditional Use  
AS 2. 92.426C (NIXON)  
SHOWN 3303 MISSION STREET, southeast side between Fair and Virginia Avenues  
(5-0) (near 29th Street) Lot 32 in Assessor's Block 5615 - Request for  
Conditional Use Authorization to establish a small self-service  
restaurant (as defined by Section 790.91 of the Planning Code) in an  
NC-3 (Moderate-Scale Neighborhood Commercial) District and Mission  
Street fast-food subdistrict. The proposal is to establish a donut  
shop with a total floor area of approximately 984 square feet, and  
seating for up approximately eight persons.  
BSENT: (Proposed for Continuance to December 17, 1992)  
BOLDRIDGE  
FUNG 3. 92.346D (BLAUVELT)  
| 500 LANSDALE, south side between Myra Way (Dalewood Way) and Globe  
| Alley, Lot 45 in Assessor's Block 2993 -- Request for Discretionary  
| Review of Building Permit Application No. 9200474 to construct an  
| addition to the existing two-story, single-family dwelling, in an  
| RH-1 (D) (House, One-Family, Detached). The project sponsor proposes

Item 92.346D continued

to construct either a new third story or a two-story rear addition.

- a) Consideration of Discretionary Review
- b) Discretionary Review hearing

(Proposed for Continuance to December 3, 1992)

4. 91.497D (COLEMAN)

1124-26 FILBERT STREET, northside between Hyde and Leavenworth Streets, Lot 6 in Assessor's Block 94 -- Request for Discretionary Review of Building Permit Application No. 8916280 to construct a dormer on the west side of the existing third floor and to replace the roof.

- a) Consideration of Discretionary Review
- b) Discretionary Review hearing

(Continued from Regular Meeting of November 12, 1992)  
(Proposed for continuance to December 10, 1992)

5. 91.496D\* (COLEMAN)

3945 - 19TH STREET, south side between Sanchez and Noe Streets, Lot 70 in Assessor's Block 3601 -- Request for Discretionary Review of Building Permit Application No. 90123068 to construct a two unit 5 story over garage structure in an RH-2 (House, Two-Family) District.

- a) Consideration of Discretionary Review
- b) Discretionary Review hearing

(Continued from Regular Meeting of November 12, 1992)  
(Proposed for continuance to December 10, 1992)

6. 91.522D\* (COLEMAN)

3947 - 19TH STREET, south side between Sanchez and Noe Streets, Lot 69 in Assessor's Block 3601 -- Request for Discretionary Review of Building Permit Application No. 90123058 to construct a two unit 5 story over garage structure in an RH-2 (House, Two-Family) District.

- a) Consideration of Discretionary Review.
- b) Discretionary Review hearing

\*NOTE: THESE TWO CASES SHOULD BE HEARD TOGETHER

(Continued from Regular Meeting of November 12, 1992)  
(Proposed for continuance to December 10, 1992)

#### B. PUBLIC COMMENT

MARGARET SIEGEL At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is REACHED in the meeting with one exception. When the agenda item has NOT TAKEN already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the DEPT. MOVE TO 1660 MISSION Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or DEPT. MOVE TO 1660 MISSION chairperson may continue Public Comment to another time during the meeting.

#### C. COMMISSIONERS' QUESTIONS AND MATTERS

LEVINE - 1. 2 RVRs ON 12-3-92 CALENDAR  
2. DEPARTMENT'S PROPOSED MOVE

BALDRIDGE - CONTINUANCE OF 546 TERESA/DISTRICT RECLASSIFICATIONS/RE-ZONING  
PROWLER - DISCRIMINATORY REVIEW DETERMINATION

## D. DIRECTOR'S REPORT

## E. DIRECTOR'S ANNOUNCEMENTS

## 7. TIER III

(BLAUVELT)

ITEMS  
748,  
10 OPPOSITION  
10 D.R.  
(6-0) 8. TIER III (BLAUVELT)  
611 - 12TH AVENUE, between Balboa and Cabrillo Streets, Lot 3 in  
Assessor's Block 1632 -- Informational presentation of Building  
Permit Application No. 9212601 to reconstruct and extend a two-story  
rear addition to the existing single-family dwelling. This project  
is being brought to the Commission's attention pursuant to Planning Commission Resolution No. 12044.

PRESENTATION  
COMPLETE.  
ACTION  
REQUIRED  
SENT:  
FUNG

ABSENT:  
FUNG

APPROVED  
WITH CONDITIONS  
(4-0)  
EXCUSED:  
SMITH  
ABSENT:  
FUNG  
BOLDRIDGE  
SECTION #:  
13428

ITEMS  
748,  
10 OPPOSITION  
10 D.R.  
(6-0) 8. TIER III (BLAUVELT)  
611 - 12TH AVENUE, between Balboa and Cabrillo Streets, Lot 3 in  
Assessor's Block 1632 -- Informational presentation of Building  
Permit Application No. 9212601 to reconstruct and extend a two-story  
rear addition to the existing single-family dwelling. This project  
is being brought to the Commission's attention pursuant to Planning  
Commission Resolution No. 12044.

CENTRAL EMPLOYMENT BROKERAGE ASSOCIATION (CEBA), background  
informational presentation of CEBA, a non-profit corporation  
incorporated to carry out requirements in Section 164 of the Planning  
Code **FULL PUBLIC HEARING ON 12-17-92**

(LORD) TAKEN OUT  
OF ORDER  
& HEARD  
PRIOR TO  
#7

## E. CONSIDERATION OF FINDINGS AND FINAL MOTION -- PUBLIC HEARING CLOSED

## 10. 92.123C

3:51 p.m.  
(GREEN)

2369 MARKET STREET, south side between 17th and Noe Streets; Lot 36  
in Assessor's Block 3563 -- Request for Conditional Use Authorization  
to install a Pool Table, establish Dancing and Live Entertainment all  
defined as OTHER ENTERTAINMENT Commercial Activities by Section  
790.38 of the Planning Code, and to amend conditions of approval as  
set forth in previous authorizations for an existing second story bar  
located in the Upper Market Street Neighborhood Commercial District.  
The proposal is to add one pool table increasing the total number of  
pool tables to 2, to allow dancing to pre-recorded music Thursday  
through Sunday within the existing second floor bar, and occasional  
live entertainment, and to amend conditions of approval (Motion No.  
8125) allowing separate entrances for the second floor bar and ground  
floor restaurant. The previous authorization required principal  
entrance for the bar through the restaurant. The project also  
includes a request to allow use of an existing outdoor deck on the  
2nd floor, after 11:00 p.m. Use of the deck was previously allowed  
up to 11:00 p.m. (Resolution NO. 9220.)

(Continued from Regular Meeting of November 5, 1992)

NOTE: ON NOVEMBER 5, 1992, THE COMMISSION PASSED A MOTION OF INTENT TO  
APPROVE WITH CONDITIONS BY A VOTE OF 6-0. COMMISSIONER SMITH WAS ABSENT.

## F. REGULAR CALENDAR

## 11. 92.258Z

(SCOTT)

WITHOUT HEARING,  
CONTINUED TO  
1-7-93  
(5-0)  
ABSENT: BOLDRIDGE & FUNG

66 CERES STREET, west side between Williams and Thornton Avenues,  
Lots 10 and 11 in Assessor's Block 5409 - Request for  
reclassification from an RH-1 (House, One-Family) District to RH-2  
(House, Two-Family) District.  
(Continued from Regular Meeting of November 12, 1992)

12. 89.037C PUBLIC HEARING CLOSED (NIXON)  
1661 PINE STREET, entire block bordered by Pine, Franklin and Austin Streets and Van Ness Avenue; Lots 1, 3, 17, 25, 26, 27, 28 and 29 in Assessor's Block 666 -- Request for Conditional Use authorization for a building exceeding a height of 40 feet in an R (Residential) zoning district, a residential care facility in an R-district, and a use exceeding 6,000 square feet in an NC-3 zoning district, and as a Planned Unit Development (PUD) seeking modification of certain provisions of the Planning Code. The project site is within an RC-4 (Residential-Commercial, Combined, High Density) District and an NC-3 (Moderate-Scale Neighborhood Commercial) District, and 130-V and 130-E height and bulk districts. The proposal is to demolish all (seven) of the buildings on the block and construct a nine to 13 story senior (65 years and older), Life-Care facility consisting of (1) 250 apartments, (2) accessory residential facilities, (3) a 55-bed skilled nursing facility, (4) retail space fronting on Van Ness Avenue, and (5) 252 off-street parking spaces.

NOTE: ON NOVEMBER 5, 1992, AFTER RECEIVING PUBLIC TESTIMONY THE COMMISSION CLOSED THE PUBLIC HEARING AND CONTINUED THE MATTER TO NOVEMBER 19, 1992 BY A VOTE OF 6-0. COMMISSIONER SMITH WAS ABSENT.

13. 91.365C (PEARL)  
2550, 2560, 2580-2590 GEARY BOULEVARD; northeast corner of Presidio Avenue; Lots 8, 9, 11, 26 and 27 in Assessor's Block 1082: -- Request for authorization of Conditional Use for a PLANNED UNIT DEVELOPMENT for a total of 56 DWELLING UNITS in three buildings and ground story commercial use in two buildings to establish legal use of three dwelling units constructed without benefit of permit at 2250 Geary Boulevard (Lots 8, 9 and 11) and one dwelling unit constructed at each of the other properties (2560 Geary Boulevard - Lot 26, and 2580-2590 Geary Boulevard - Lot 27) without benefit of permit requiring modification of the City Planning Code standards for DWELLING UNIT DENSITY, in an NC-3 (Moderate-Scale Neighborhood Commercial) zoning district and a 50-X Height and Bulk District.

(Continued from Regular Meeting of October 22 1992)

14. 90.378C (BADINER)  
WITHOUT HEARING, 2237 MASON STREET, west side between Chestnut and Francisco Streets, Lot 2 in Assessor's Block 51 -- Request for Conditional use Authorization under Planning Code Section 722.55 and 790.84 and a Permit to Convert under Administrative Code Section 41 to convert 62 tourist units in the North Beach Neighborhood Commercial District and a 40-X Height and Bulk District.

1-14-93  
 (5-0)  
ABSENT: FUNG  
BELDRIDGE (Continued from Regular Meeting of November 12, 1992)

4:30 P.M.

15. 92.287ET (HORTON)  
HEARING HELD. COMMENTS FROM BETH THE PUBLIC & COMMISSION. CENTINUED TO  
RESIDENTIAL CONSERVATION CONTROLS (RCC-D) Public Hearing of the Residential Conservation Controls as interim controls for a period not to exceed 6 months, including the Level 1 and Level 2 proposal presented on October 15, 1992. For availability of the proposal, please refer to the end of the calendar.

(Continued from Regular Meeting of November 12, 1992)

1-7-93

(50)

ABSENT: BELDRIDGE & FUNG

16. 92.288ET

(HORTON)

~~AME AS  
#15.~~  
RESIDENTIAL CONSERVATION CONTROLS (RCC-D) Public Hearing of the Residential Conservation Controls as permanent controls, including the Level 1 and Level 2 proposal presented on October 15, 1992. For availability of the proposal, please refer to the end of the calendar.

(Continued from Regular Meeting of November 12, 1992)

9:37  
5:30 P.M.

## SPECIAL DISCRETIONARY REVIEW HEARING

NOTICE: AT APPROXIMATELY 5:30 P.M. THE CITY PLANNING COMMISSION WILL CONVENE INTO A SPECIAL DISCRETIONARY REVIEW HEARING. PROCEDURES GOVERNING SPECIAL DISCRETIONARY REVIEW HEARINGS WILL BE IN EFFECT. THOSE CASES THAT ARE SCHEDULED ON THIS CALENDAR PRIOR TO 5:30 P.M., BUT HAVE NOT BEEN CALLED OR HEARD BY 5:30 P.M. COULD BE CONTINUED TO A LATER TIME OR DATE AS DETERMINED BY THE COMMISSION.

17. 92.647D

(BLAUVELT)

~~DO NOT MAKE A TERMINATION (5-0)~~  
217 MULLEN AVENUE, northwest side between Franconia and Montcalm Streets, Lot 30 in Assessor's Block 5529 -- Request for determination of compatibility with applicable Design Guidelines under Bernal Heights Special Use District.

18. 91.597D

(BLAUVELT)

~~NITHOUT HEARING, CONTINUED TO 12-3-92 (5-0)~~  
2029 KIRKHAM STREET, south side between 24th and 25th Avenues, Lot 25 in Assessor's Block 1870 -- Request for Discretionary Review of Building Permit Application No. 911383 to construct a horizontal and vertical addition to the existing single-family dwelling and construct a second dwelling unit in the house, in an RH-2 (House, Two-Family) District.

- a) Consideration of Discretionary Review
- b) Discretionary Review hearing

(Continued from Regular Meeting of October 15, 1992)

19. 92.442D

PUBLIC HEARING CLOSED

(BERKOWITZ)

~~WITHOUT HEARING, CONTINUED TO 2-11-93 (5-0)~~  
546 TERESITA BOULEVARD, west side between Bella Vista and Arroyo Ways, Lot 8 in Assessor's Block 2966A -- Request for Discretionary Review of Building Permit Application No. 9208448 for the construction of a vertical addition including two bedrooms and a bathroom for a single family house in an RH-1 (House, One-Family) district.

- a) Consideration of Discretionary Review
- b) Discretionary Review hearing

(Continued from Regular Meeting of November 12, 1992)

NOTE: ON SEPTEMBER 24, 1992, AFTER RECEIVING PUBLIC TESTIMONY, THE COMMISSION CLOSED THE PUBLIC HEARING AND CONTINUED THE MATTER TO NOVEMBER 12, 1992 BY A VOTE OF 5-0. COMMISSIONERS BOLDRIDGE AND SMITH WERE ABSENT. ON NOVEMBER 12, 1992, THE COMMISSION HEARD FURTHER COMMENTS FROM THE PROJECT SPONSOR AND DISCRETIONARY REVIEW REQUESTORS AND CONTINUED THE MATTER TO NOVEMBER 19, 1992. COMMISSIONERS BOLDRIDGE AND SMITH HAVE REQUESTED COPIES OF THE SEPTEMBER 24, 1992 HEARING TAPE TO ALLOW THEM TO VOTE ON FINAL ACTION. THE PUBLIC HEARING REMAINS CLOSED.

WITHOUT HEARING, CONTINUED TO 12-10-92 (5-0) ABSENT: BEARDIGE FUNG

20. 92.490D  
724 FAXON AVENUE, eastside, between Wilwood and Elmwood Ways, Lot 19  
in Assessor's Block 3174 -- Request for Discretionary Review of  
Building Application 9204895 to add a story to an existing one story  
over garage structure in an RH-1(0) (House, One-Family, Detached  
Dwellings) District.  
a) Consideration of Discretionary Review  
b) Discretionary Review hearing

(Continued from Regular Meeting of November 12, 1992)

Adjournment — 10:40 p.m.

NOTE ON APPEALS: Commission action on Conditional Uses and reclassifications may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Linda Avery, Administrative Secretary, City Planning Commission, at (415) 558-6414.

#### NOTICE

Schedule of Hearings on the RESIDENTIAL CONSERVATION CONTROLS (RCC)  
(The workshops will be held generally at 6 p.m. in Room 282 of City Hall,  
please refer to the calendar of the specific date)

November 19      Public hearing on RCC. The Commission will listen to public testimony on the RCC alternatives and staff recommendations and give further direction to staff.

December 92      Staff will revise the ordinance and seek City Attorney's approval as to form. Staff will also review the Neg. Dec. and revise if necessary.

January 7 or 14, 1993      Publication of revised ordinance for review by the Planning Commission and public.

February 4 or 11, 1993      Public hearings start on the revised ordinance. Further revisions if requested by the Commission.

Mid March      Potential adoption as interim and/or permanent controls and transmittal to the Board of Supervisors.

The schedule is subject to change.

Copies of the Level 1 and Level 2 proposal are available free of charge at the 4th floor reception desk of the Department of City Planning. Copies of the proposed RCC ordinance are available for sale (\$12) at the Department or may be reviewed at the Department or all San Francisco public libraries. Please call ahead (558-6264) to make sure that copies are available or leave your name and phone number so that we can notify you when the copies arrive.

SF  
C55  
#21  
1/13/92

## ADDENDUM

### DRAFT SUMMARY NOTICE OF MEETING AND CALENDAR

OF THE

SAN FRANCISCO

CITY PLANNING COMMISSION

REGULAR MEETING

THURSDAY

DECEMBER 3, 1992

ROOM 282, CITY HALL

2:00 P.M.

(note amended start time)

DOCUMENTS DEPT.

DEC 07 1992

SAN FRANCISCO  
PUBLIC LIBRARY

2:00 P.M.

#### A. ITEMS TO BE CONTINUED

ITEMS  
AI, 6, 7, 8 & 9  
WERE  
CONTINUED  
AS  
INDICATED  
(S-O)  
ABSENT:  
FUNG  
SMITH

A1. 92.002CE (RUBIN)  
2555 MISSION STREET, THE CINE LATINO, Appeal of Preliminary  
Negative Declaration, Assessor's Block 3615, lot 23; east side of Mission  
between 21st and 22nd Streets. Proposed demolition of Cine Latino Theater  
building, and construction of a two-story, 14,750 sq. ft. commercial building  
with 25 space basement level parking garage.  
(Proposed for continuance to January 7, 1993)

NOTE: Since printing and distribution of the original calendar for December 3, 1992,  
the following three items listed under the "Regular Calendar" for hearing, are now being  
proposed for continuance:

6. 90.109E (McCORMICK)  
72 - 82 NATOMA STREET (NATOMA MEWS) - CERTIFICATION OF FINAL  
EIR; north side through to Minna Street, between First and Second Streets;  
Block 3721, Lots 31, 45A, 46, 53, 54.  
(Proposed for continuance to December 17, 1992)

7. 90.109EXC (BADINER)  
72 - 82 NATOMA STREET (NATOMA MEWS) - north side between First and  
Second Streets running through Minna Street; Assessor's Block 3721, Lots  
45, 46, 53, and 54 - Request for Determinations of Compliance and  
Exceptions under Section 309 (Permit Review in C-3 (Downtown) Districts)  
and Request for Conditional Use Authorization to construct a 48 story  
residential building with parking and retail uses, in the C-3-0 (Downtown  
Commercial, Office) District and 500-S and 550-S Height and Bulk Districts.  
(Proposed for continuance to December 17, 1992)

9. 92.472C (BERGDOLL)  
1653 LOMBARD STREET, south side between Gough and Octavia Streets;  
Lot 16 in Assessor's Block 505 -- Request for Conditional Use Authorization  
for a reduction in the residential off-street parking requirements for a two-unit  
building within an NC-3 Neighborhood Commercial District.  
(Proposed for continuance to December 17, 1992)

DISABILITY ACCESS

THE COMMISSION'S MEETING ROOM, ROOM 282, SECOND FLOOR, CITY HALL, IS WHEELCHAIR ACCESSIBLE. SIGN LANGUAGE INTERPRETERS ARE AVAILABLE ON REQUEST; PLEASE CONTACT THE COMMISSION SECRETARY AT 558-6414 AT LEAST TWO BUSINESS DAYS BEFORE A MEETING. A SOUND ENHANCEMENT SYSTEM IS BEING ORDERED BUT IS NOT YET AVAILABLE. LARGE PRINT COPIES OF THE AGENDA WILL BE MADE AVAILABLE ON REQUEST; PLEASE CONTACT THE COMMISSION SECRETARY AT 558-6414 AT LEAST TWO BUSINESS DAYS IN ADVANCE OF NEED. IN ORDER TO ALLOW INDIVIDUALS WITH ENVIRONMENTAL ILLNESS TO ATTEND MEETINGS, INDIVIDUALS ARE REQUESTED TO REFRAIN FROM WEARING PERFUME OR OTHER SCENTED PRODUCTS.

DRAFT SUMMARY  
NOTICE OF MEETING AND CALENDAR

OF THE  
SAN FRANCISCO  
CITY PLANNING COMMISSION  
REGULAR MEETING  
THURSDAY  
DECEMBER 3, 1992  
ROOM 282, CITY HALL  
2:00-4:30 P.M.  
(NOTE START TIME)

ROLL CALL: Commissioners Fung, Elzey/Boldridge, Levine, Lowenberg, Nothenberg/Prowler, Smith, Unobskey.

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NOTE: The Commission will take a short recess at 3:30 p.m.

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2:10  
4:30 P.M.

A. ITEMS TO BE CONTINUED

1. 92.390C (LINDSAY)  
2899 CLAY STREET, southeast corner of Clay and Divisadero Streets, Lot 23 in Assessor's Block 1003 - The subject property contains a church which became an "automatic" Conditional Use in 1978, since it lawfully existed in a residential zoning district at that time. Under Section 178(b) of the City Planning Code, permitted Conditional Uses which lawfully existed at the time of the 1978 City Planning Code amendment that required certain new uses in residential zoning districts to obtain Conditional Use authorization, were permitted to continue as "automatic" Conditional Uses, on the condition that they continued to operate in the form and intensity of use which existed on the effective date of that amendment. Section 178(c) of the City Planning Code stipulates that permitted Conditional Uses may not be significantly altered, enlarged or intensified except upon approval of a new Conditional Use authorization. The Zoning Administrator has determined that the church's permitted Conditional Use has been significantly intensified since 1978 without approval by the City Planning Commission of a new Conditional Use authorization. The matter is therefore being calendared for a Public Hearing before the

ITEMS  
1 & 2  
CONTINUED  
AS  
SHOWN  
(5-0)

ABSENT:  
FUNG  
SMITH

## Item 92.390C continued

City Planning Commission to consider either revocation of the church's Conditional Use authorization (under Section 303(d) of the City Planning Code) or modification of conditions to establish the church's intensified level of use as its authorized use.  
(Proposed from continuance to February 4, 1993)

2. 91.214E, 91.215E, 91.327E, 91.328E (GALLAGHER)  
Residential Conservation Controls (RCC) and Demolition and Extensive Alteration Controls -- Appeal of a Preliminary Negative Declaration on four formerly proposed ordinances -- the Residential Conservation Controls proposed on an interim basis, the RCC proposed as permanent controls, the Demolition and Extensive Alteration Controls proposed on an interim basis and the Demolition and Extensive Alteration Controls proposed as permanent controls. The proposed RCC has been amended and continues to change in the public hearing process. When the Planning Commission directs the Department to review the new proposal under the requirements of the California Environmental Quality Act (CEQA) the Department will determine whether the existing negative declaration can be amended to reflect changes in the proposed legislation or whether an entirely new environmental document should be prepared. Should the existing negative declaration be sufficient, the appeal will be heard prior to Commission action on the proposal itself. Should a new environmental document be initiated, opportunities for appeal or other legal challenge will be provided as set forth under Chapter 31 of the San Francisco Administrative Code and CEQA.  
(Proposed for continuance to January 7, 1993)

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

C. COMMISSIONERS' QUESTIONS AND MATTERS

LOWENBERG: OSGOOD PLACE - CONVERSION OF RESIDENTIAL TO COMMERCIAL USE

D. DIRECTOR'S REPORT

\* NON SCHEDULED - (OLAZET) - CIVIL CENTER PLAN / DEPT. MOVE TO 1660 MISSION - VARIOUS NEWS ARTICLES

(EDELIN)

APPROVE WITH Charge structure for requests for information, analyses, report  
AMENDMENT TO preparation and presentations.  
DRAFT LANGUAGE

(4-1)

TO: UNOBSEKEY

SENT: FUNG & SMITH  
PUBLIC HEARING CLOSED; FINAL LANGUAGE: 12-10-92

DECEMBER 3, 1992

LINDSAY, NISHIMURA,  
 CHAVIS,  
 (GALLAGHER) DEPUTY C12  
 ATTORNEY G,  
 DICKS, NIEL  
 RAINS, PI  
 BBI

4.  
 PRESENTATION  
 COMPLETE.  
 NO ACTION  
 REQUIRED.

INFORMATIONAL PRESENTATION ON PLANNING CODE ENFORCEMENT, Members of the Department's enforcement (i.e., violation abatement) unit will provide an overview of the enforcement work program and abatement process. Representatives of the City Attorney's Office and Bureau of Building Inspection will also take part in the presentation. An informational handout on this topic is available at the Zoning Information Counter

APPROVED 5.  
 (5-0)

ABSENT: FUNG  
 SMITH  
 RESOLUTION #:  
 13413/

(MEDINA)

CITYWIDE TRAVEL BEHAVIOR SURVEY, CONTRACT MODIFICATION, Consideration of Resolution authorizing the Director of Planning to modify the personal services contract with Nelson/Nygaard Associates for an amount not to exceed \$39,046.

E. REGULAR CALENDAR

6. 90.109E

(McCORMICK)

WITHOUT  
 HEARING,  
 ITEMS 6 & 7  
 WERE  
 CONTINUED  
 TO  
 12-17-92

(5-0)

ABSENT: FUNG  
 SMITH

72 - 82 NATOMA STREET (NATOMA MEWS) - CERTIFICATION OF FINAL EIR, 72-82 Natoma Street, north side through to Minna Street, between First and Second Streets; Block 3721, Lots 31, 45A 46, 53, 54: construct a 48-story, 475 foot residential and retail building containing approximately 640, 430 gross square feet of space including 509 dwelling units, 21, 100 square feet of ground floor retail space and podium level health club, and five above and below grade parking levels containing approximately 140,250 gross square feet of space for approximately 406 automobiles (with tandem parking).

Construct a six-story, approximately 22,700 gross square foot office and retail building on the south side of Natoma Street (Lot 31) containing 18,380 gross square feet of office space and 4,330 square feet of ground floor retail and lobby space; structures would replace surface parking lots of 34 and 16 spaces, respectively.

7. 90.109EXC

(FADINER)

72 - 82 NATOMA STREET (NATOMA MEWS), north side between First and Second Streets running thorough to Minna Street, Lots 45, 46, 53 and 54 in Assessor's Block 3721 - Request for Determinations of Compliance and Exceptions under Section 309 (Permit Review in C-3 (Downtown) Districts) and Request for Conditional Use Authorization to construct a 48 story residential building with parking and retail uses, in the C-3-0 (Downtown Commercial, Office) District and 500-S and 550-S Height and Bulk Districts. The proposed project is an approximately 48 story, 475 foot tall tower containing approximately 509 residential units, 406 parking spaces and 10,000 square feet of retail space and is requesting exceptions under Section 309, including exceptions to the side setback, rear yard requirements, dwelling unit exposure and truck maneuvering requirements, and Conditional Use Authorization, including authorization for increased residential density and parking in excess of that permitted as an accessory use.

DECEMBER 3, 1992

APPROVED 8.  
1 CONDITIONS  
S MODIFIED  
(5-0)SENT: FUNG  
SMITH  
RESOLUTION #:  
13433THROUGH HEARING,  
CONTINUED TO  
12-17-92  
(5-0)  
SENT: FUNG  
SMITH

92.431C

1750 POLK STREET, east side between Washington and Clay Streets; Lot 20 in Assessor's Block 620 - Request for Conditional Use Authorization to allow Other Entertainment (as defined in Section 790.38 of the Planning Code) in the Polk Street Neighborhood Commercial District. The proposal is to add a piano and accompaniment to an existing bar. The proposed hours of entertainment are 9:00 p.m. to 1:00 a.m.  
(Continued from Regular Meeting of October 8, 1992)

6:28 P.M.  
(NIXON)TAKEN  
OUT OF  
ORDER &  
HEARD  
AFTER  
ITEM #10.

92.472C

1653 LOMBARD STREET, south side between Gough and Octavia Streets; Lot 16 in Assessor's Block 505 -- Request for Conditional Use Authorization for a reduction in the residential off-street parking requirements for a two-unit building within an NC-3 Neighborhood Commercial District.

(BERGDOLL)

NOTE: AT 5:30 P.M., THE COMMISSION WILL RECESS FROM ITS REGULAR CALENDAR AND CONVENE INTO A SPECIAL JOINT MEETING WITH THE REDEVELOPMENT AGENCY COMMISSION.

SPECIAL JOINT MEETING  
OF THE  
CITY PLANNING COMMISSION  
AND  
REDEVELOPMENT AGENCY  
THURSDAY  
DECEMBER 3, 1992  
ROOM 282, CITY HALL  
5:30 P.M.

ROLL CALL: City Planning Commissioners: Fung, Elsley/Boldridge, Levine, Lowenberg, Nethemberg/Prowler, Smith, Unobskey STAFF: BARBARA SAHM COMM. SEC.: LINDA AVERY  
Redevelopment Agency: Baget, Bolanos, Hom, King, Kitahata, Ong, Stern; STAFF: TOM CONRAD ACTING COMM. SEC.: JOYCE MORGAN

5:45  
5:30 P.M.

CERTIFICATION OF FINAL ENVIRONMENTAL IMPACT REPORT  
PUBLIC COMMENTS: SPEAKER: JOHN EIDERLING

APPROVED  
(5-0)  
SENT: FUNG  
SMITH  
RESOLUTION #:  
13432

10. 91.355E

Yerba Buena Center Redevelopment Plan Amendments; amendments would include additional areas designated for housing and would make the Plan congruent where appropriate with the Downtown Plan, and amendments to change the scope of permitted development on sites in the Yerba Buena Gardens part of the Area; the area generally bounded by Second, Harrison, Fourth and Market Streets; the Subsequent EIR both assesses the above amendments and updates analyses from the original and Second Supplemental EIRs.

COURT  
REPORTER  
PRESENT

Adjournment. 6:15 p.m.

NOTE: THOSE ITEMS SCHEDULED ON THIS CALENDAR PRIOR TO THE 5:30 P.M. SPECIAL JOINT MEETING WITH THE REDEVELOPMENT AGENCY COMMISSION BUT HAVE NOT BEEN HEARD, COULD BE CONSIDERED AT THIS TIME (BEFORE PROGRESSING TO THE REST OF THE CALENDAR).

7:00  
6:30 P.M.

## SPECIAL DISCRETIONARY REVIEW HEARING

NOTICE: AT APPROXIMATELY 6:30 P.M. THE CITY PLANNING COMMISSION WILL CONVENE INTO A SPECIAL DISCRETIONARY REVIEW HEARING. PROCEDURES GOVERNING SPECIAL DISCRETIONARY REVIEW HEARINGS WILL BE IN EFFECT. THOSE CASES THAT ARE SCHEDULED ON THIS CALENDAR PRIOR TO 6:30 P.M., BUT HAVE NOT BEEN CALLED OR HEARD BY 6:30 P.M. COULD BE CONTINUED TO A LATER TIME OR DATE AS DETERMINED BY THE COMMISSION.

11. 92.519D (BERKOWITZ)

D. R.  
WITHDRAWN. 12. 750-52 GRAND AVENUE, west side between Clipper Terrace and 25th Street, Lot 24 in Assessor's Block 2849 - Request for Discretionary Review of Building Permit Application No. 9216874 to construct a three-story, two-unit residential building in an RH-2 story, (House, Two-Family) district.

- a) Consideration of Discretionary Review
- b) Discretionary Review Hearing

No D. R. 12. 92.621D (BERKOWITZ)

(5-0)  
ABSENT: FUNG  
SMITH 13. 3246 BAKER STREET, east side between Bay and Francisco Streets, Lot 28 in Assessor's Block 926 - Request for Discretionary Review of Building Permit Application No. 9214856 to construct a third floor addition to a single family house in an RH-1 (House, One-Family) district.

- a) Consideration of Discretionary Review
- b) Discretionary Review hearing

WITHOUT 13. 92.561D (BERKOWITZ)

HEARING,  
CONTINUED  
TO  
1-14-93  
(5-0)  
ABSENT: FUNG  
SMITH 14. 710 - 712 WISCONSIN STREET, west side between 20thj and 22nd Streets, Lot 12 in Assessor's Block 926 - Request for Discretionary Review of Building Permit Application No. 9214856 to construct a third floor addition to a single family house in an RH-1 (House, One-Family) district.

- a) Consideration of Discretionary Review
- b) Discretionary Review hearing

WITHOUT 14. 92.346D (HAUVELT)

HEARING,  
CONTINUED TO  
12-17-92  
(5-0)  
ABSENT: FUNG  
SMITH 15. 500 LANSDALE, south side between Myra Way (Dalewood Way) and Globe Alley, Lot 45 in Assessor's Block 2993 -- Request for Discretionary Review of Building Permit Application No. 9200474 to construct an addition to the existing two-story, single-family dwelling, in an RH-1 (D) (House, One-Family, Detached). The project sponsor proposes to construct either a new third story or a two-story rear addition.

- a) Consideration of Discretionary Review
- b) Discretionary Review hearing

(Continued from Regular Meeting of November 19, 1992)

~~WITHOUT  
HEARING,  
CONTINUED TO  
12-17-92  
(S-O)  
ABSENT: FUNG  
SPN/TW~~

15. 91.597D (BLAUVELT)  
2029 KIRKHAM STREET, south side between 24th and 25th Avenues, Lot 25  
in Assessor's Block 1870 -- Request for Discretionary Review of  
Building Permit Application No. 911383 to construct a horizontal and  
vertical addition to the existing single-family dwelling and  
construct a second dwelling unit in the house, in an RH-2 (House,  
Two-Family) District.  
a) Consideration of Discretionary Review  
b) Discretionary Review hearing  
(Continued from Regular Meeting of November 19, 1992)

Adjournment 8:26 p.m.

NOTE ON APPEALS: Commission action on Conditional Uses and reclassifications may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Linda Avery, Administrative Secretary, City Planning Commission, at (415) 558-6414.

NOTE: For information on the next Commission Calendar, please call 558-6422 on Fridays after 3:00 p.m. for a recorded message.

NOTE: Items listed on this calendar will not be heard before the stated time.

NOTE: Speaker Cards will be available at all meetings. They can also be picked up in advance from 6th Floor Reception, Department of City Planning, 450 McAllister.

#### NOTICE

#### Schedule of Hearings on the RESIDENTIAL CONSERVATION CONTROLS (RCC)

December 92 Staff will revise the ordinance and seek City Attorney's approval as to form. Staff will also review the Neg. Dec. and revise if necessary.

The schedule is subject to change.

Copies of the Level 1 and Level 2 proposal are available free of charge at the 4th floor reception desk of the Department of City Planning. Copies of the proposed RCC ordinance are available for sale (\$12) at the Department or may be reviewed at the Department or all San Francisco public libraries.

CPC: 719



SF  
C55  
#21

12/10/92

DISABILITY ACCESS

THE COMMISSION'S MEETING ROOM, ROOM 282, SECOND FLOOR, CITY HALL, IS WHEELCHAIR ACCESSIBLE. SIGN LANGUAGE INTERPRETERS ARE AVAILABLE ON REQUEST; PLEASE CONTACT THE COMMISSION SECRETARY AT 558-6414 AT LEAST TWO BUSINESS DAYS BEFORE A MEETING. A SOUND ENHANCEMENT SYSTEM IS BEING ORDERED BUT IS NOT YET AVAILABLE. LARGE PRINT COPIES OF THE AGENDA WILL BE MADE AVAILABLE ON REQUEST; PLEASE CONTACT THE COMMISSION SECRETARY AT 558-6414 AT LEAST TWO BUSINESS DAYS IN ADVANCE OF NEED. IN ORDER TO ALLOW INDIVIDUALS WITH ENVIRONMENTAL ILLNESS TO ATTEND MEETINGS, INDIVIDUALS ARE REQUESTED TO REFRAIN FROM WEARING PERFUME OR OTHER SCENTED PRODUCTS.

DRAFT SUMMARY  
NOTICE OF MEETING AND CALENDAR

OF THE  
SAN FRANCISCO  
CITY PLANNING COMMISSION  
REGULAR MEETING  
THURSDAY  
DECEMBER 10, 1992  
ROOM 282, CITY HALL  
2:00 P.M.  
(NOTE START TIME)

DOCUMENTS DEPT.

DEC 14 1992

SAN FRANCISCO  
PUBLIC LIBRARY

ROLL CALL: Commissioners Fung, Elzey/Boldridge, Levine, Lowenberg,  
Nothenberg/Prowler, Smith, Unobskey.

NOTE: The Commission will take a short recess at 3:30 p.m.

2:08  
2:00 P.M.

A. ITEMS TO BE CONTINUED

ANDRADE  
(GREEN)

ITEMS  
1-3  
CONTINUED  
AS  
DOWN  
(5-0)  
SENT:  
BOLDRIDGE  
LOWENBERG

1. 92.513C  
2164 MISSION STREET, west side between Sycamore and 18th Streets; Lot 21 in Assessor's Block 3576 -- Request for a Conditional Use Authorization to establish a self-service restaurant serving pizza on a take-out basis and delivering pizza to phone-in customers.  
(Proposed for Continuance to December 17, 1992)
2. 91.497D  
1124-26 FILBERT STREET, northside between Hyde and Leavenworth Streets, Lot 6 in Assessor's Block 94 -- Request for Discretionary Review of Building Permit Application No. 8916280 to construct a dormer on the west side of the existing third floor and to replace the roof.  
a) Consideration of Discretionary Review  
b) Discretionary Review hearing  
(Proposed from Continuance to January 7, 1992)
3. 92.490D  
724 FAXON AVENUE, eastside, between Wilwood and Elmwood Ways, Lot 19 in Assessor's Block 3174 -- Request for Discretionary Review of Building Application 9204895 to add a story to an existing one story

## Item 92.490D continued

over garage structure in an RH-1(0) (House, One-Family, Detached Dwellings) District.

|  
a) Consideration of Discretionary Review  
b) Discretionary Review hearing

(Proposed for Indefinite Continuance) BUT NOT LATER THAN 2/16/93.

B. PUBLIC COMMENT

**VARIOUS SPEAKERS** At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

C. COMMISSIONERS' QUESTIONS AND MATTERS

**LEVINE:** -ANNUAL APPRAISAL OF COMMISSION SECRETARY  
- LETTER FROM ART INSTITUTE  
- DEPARTMENT WORK PROGRAM

D. DIRECTOR'S REPORTX. UN-SCHEDULED MATTERS - (BLAZER)4. TIER III

**ITEMS** 25 MILTON, east side between Bosworth Street and San Jose Avenue, Lot 23 in Assessor's Block 6723 -- Informational presentation of Building Permit No. 9209547 for the reconstruction of a rear yard deck for a single family house in an RH-1 (House, One-Family) district. This project is being brought to the Commission's attention pursuant to Planning Commission Resolution No. 12044. ■

**4-6,** NO OPPOSITION **NO D.R.** **(6-0)** 5. TIER III **(BERKOWITZ)**  
**ABSENT:** LOWENBERG **1189 SANCHEZ STREET**, eastside, Lot 22 in Assessor's Block 6536 -- Informational presentation of Building Permit Application No. 9210725 for legalization of deck and repair of stairs. This project is being brought to the Commission's attention pursuant to Planning Commission Resolution No. 12044.

6. TIER III **(COLEMAN)**  
52 TOPEKA AVENUE, westside, Lot 13 in Assessor's Block 5382 -- Informational presentation of Building Permit Application No. 9214675 to legalize an existing two-story deck and construct new fire walls at the side of the decks. This project is being brought to the Commission's attention pursuant to Planning Commission Resolution No. 12044.

□. UN-SCHEDULED MATTERS - (PASSMORE)

- OSGOOD PLACE  
- MATTERS ON BPA CALENDAR 12-9-92.

PRESENTATION  
COMPLETE  
ACTION  
REQUIRED

(WYCKO/RUBIN)

7. PARKING INVENTORY, Information report on update of downtown off-street parking inventory which includes changes in downtown parking supply over past decade as well as parking occupancy and rate data.

4:16  
4:00 P.M.

APPROVED  
(6-0)  
SENT: LOWENBERG  
RESOLUTION #: 13434

(RIVASPLATA)

8. TRANSPORTATION MANAGEMENT ASSOCIATION PLAN ADOPTION, Hearing on proposed Resolution by the City Planning Commission approving the 1991-92 Executive Summary and 1993-98 Work Plan of the Transportation Management Association (TMA). This non-profit organization of downtown building managers and owners seeks the Commission's endorsement of its work, based on its ability to meet the objectives established for it in Resolution 13003 of January, 1991.

APPROVED  
(6-0)  
SENT: LOWENBERG  
RESOLUTION #: 13435

(SAHM)

9. Consideration of Resolution authorizing the Director of Planning to enter into a Personal Service Contract with Santa Cruz County for the services of Richard A. Charter for up to \$9,000 for the Local Government Coordination Program for offshore and leasing proposals.

APPROVED  
(6-0)  
SENT: LOWENBERG  
RESOLUTION #: 13436

(MALTZER) SEE NOTICE OF CORRECTIVE

10. PROPOSED REVISIONS/AMENDMENTS TO CEQA GUIDELINES, Hearing on proposed Resolution by City Planning Commission requesting that State California Environmental Quality Act (CEQA) Guidelines be revised and/or amended to include the following types of projects within the list of categorical exemptions from CEQA: i) legislation to rezone small properties, permitting no more development than would be permitted under present categorical exemptions; iii) changes in use which should increase a building occupancy by no more than the occupancy increase presently allowed by a small (and presently exempt) addition to the structure.

E. CONSIDERATION OF FINDINGS AND FINAL MOTION -- PUBLIC HEARING CLOSED

APPROVED AS  
MODIFIED  
(6-0)  
INT:  
SENT: LOWENBERG  
RESOLUTION #: 13437

(EDELIN)

11. Resolution adopting charge structure for requests for information, analyses, report preparation and presentations

NOTE: ON DECEMBER 3, 1992, THE COMMISSION PASSED A MOTION OF INTENT TO APPROVE WITH MODIFICATIONS TO THE DRAFT LANGUAGE BY A VOTE OF 4-1.  
COMMISSIONER UNOBSKEY VOTED NO. COMMISSIONERS FUNG AND SMITH WERE ABSENT.

5:20 - 5:00 P.M.

F. REGULAR CALENDAR

APPROVED  
CONDITIONS  
(6-0)  
SENT:  
LOWENBERG  
RESOLUTION #:

(NIXON)

12. 92-426C  
3303 MISSION STREET, southeast side between Fair and Virginia Avenues (near 29th Street) Lot 32 in Assessor's Block 5615 - Request for Conditional Use Authorization to establish a small self-service restaurant (as defined by Section 790.91 of the Planning Code) in an NC-3 (Moderate-Scale Neighborhood Commercial) District and Mission

13438

Item 92.426C continued

Street fast-food subdistrict. The proposal is to establish a donut shop with a total floor area of approximately 984 square feet, and seating for up approximately eight persons.

(Continued from Regular Meeting of November 19, 1992)

AFTER RECEIVING 13. 92.493C (MONTANA)  
TESTIMONY, PUBLIC 103-105 FREELON STREET, southwest corner at Fourth Street; Lot 30 of  
HEARING WAS CLOSED Assessor's Block 3777 - Request for conditional use authorization to  
& THE MATTER convert a dwelling unit to additional restaurant space in an SLI  
CONTINUED TO (Service/Light Industrial) District and a 50-X height and bulk  
2-4-93 district.  
(6-0) (Continued from Regular Meeting of November 5, 1992)

ABSENT: LOVENBERG

7:20

6:00 P.M.

## SPECIAL DISCRETIONARY REVIEW HEARING

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14. 92.277D (PEARL)

NO D.R. 2211 VAN NESS AVENUE, west side between Vallejo Street and Broadway, Lot 5 in Assessor's Block 570 -- Department-initiated Discretionary Review of Building Permit Application Number 9207938 to reduce the number of dwelling units from three to two and to modify condition number 2 of the previously approved Motion Number 10149, adopted on November 15, 1984, under Case Number 84.480D, in an RC-3 (Residential-Commercial, Combined: Medium Density) District, in the Van Ness Avenue Special Use District.

15. 92.607D (BLAUVELT)

NO D.R. 2544 LEAVENWORTH, east side between Bay and Francisco Streets, Lot 23 in Assessor's Block 44 -- Request for Discretionary Review of Building Permit Application No. 9217174 to construct a two-story vertical addition to the existing one-story, single-family dwelling in an RH-3 (House, Three-family) District.  
 a) Consideration of Discretionary Review  
 b) Discretionary Review hearing

FOR ITEMS 16. 91.496D\* (COLEMAN)

16 & 17, 3945 - 19TH STREET, south side between Sanchez and Noe Streets, Lot 70 in Assessor's Block 3601 -- Request for Discretionary Review of Building Permit Application No. 9012306S to construct a two unit 5 story over garage structure in an RH-2 (House, Two-Family) District.  
AFTER RECEIVING  
TESTIMONY, PUBLIC  
HEARING WAS  
CLOSED & THE  
MATTER WAS  
CONTINUED TO  
 a) Consideration of Discretionary Review  
 b) Discretionary Review hearing

(Continued from Regular Meeting of November 19, 1992)

1-7-93

ABSENT: BOLDRIDGE  
 LOVENBERG  
 PROWLER

## 17. 91.522D\*

(COLEMAN)

3947 - 19TH STREET, south side between Sanchez and Noe Streets, Lot 69 in Assessor's Block 3601 -- Request for Discretionary Review of Building Permit Application No. 9012305S to construct a two unit 5 story over garage structure in an RH-2 (House, Two-Family) District.  
a) Consideration of Discretionary Review.  
b) Discretionary Review hearing

\*NOTE: THESE TWO CASES SHOULD BE HEARD TOGETHER

(Continued from Regular Meeting of November 19, 1992)

Adjournment - 9:25 p.m.

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### NOTICE

#### Schedule of Hearings on the RESIDENTIAL CONSERVATION CONTROLS (RCC)

December 92 Staff will revise the ordinance and seek City Attorney's approval as to form. Staff will also review the Neg. Dec. and revise if necessary.

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CPC: 721

NOTICE OF CORRECTION  
*DRAFT SUMMARY*  
NOTICE OF MEETING AND CALENDAR  
OF THE  
SAN FRANCISCO  
CITY PLANNING COMMISSION  
REGULAR MEETING  
THURSDAY  
DECEMBER 10, 1992  
ROOM 282, CITY HALL

NOTICE IS HEREBY GIVEN that the following item listed on the calendar of the San Francisco City Planning Commission for Thursday, December 10, 1992, was shown incorrectly. The item should read:

4:00 P.M.

10. (Maltzer)

*APPROVED*  
(6-0) PROPOSED REVISIONS/AMENDMENTS TO CEQA GUIDELINES, Hearing on proposed Resolution by City Planning Commission requesting that State California Environmental Quality Act (CEQA) Guidelines be revised and/or amended to include the following types of projects within the list of categorical exemptions from CEQA: i) legislation to rezone small properties, permitting no more development than would be permitted under present categorical exemptions; ii) acquisition of property by a public agency where; iii) minor subdivisions whether or not a variance is required; iv) new construction or conversion of up to six dwelling units regardless of the number of structures involved; and v) changes in use which should increase a building occupancy by no more than the occupancy increase presently allowed by a small (and presently exempt) addition to the structure.

*ABSENT:*

*LOWENBERG*

*RESOLUTION #:*

*13436*

SF  
CS5  
#21

12/17/92

DISABILITY ACCESS

THE COMMISSION'S MEETING ROOM, ROOM 282, SECOND FLOOR, CITY HALL, IS WHEELCHAIR ACCESSIBLE. SIGN LANGUAGE INTERPRETERS ARE AVAILABLE ON REQUEST; PLEASE CONTACT THE COMMISSION SECRETARY AT 558-6414 AT LEAST TWO BUSINESS DAYS BEFORE A MEETING. A SOUND ENHANCEMENT SYSTEM IS BEING ORDERED BUT IS NOT YET AVAILABLE. LARGE PRINT COPIES OF THE AGENDA WILL BE MADE AVAILABLE ON REQUEST; PLEASE CONTACT THE COMMISSION SECRETARY AT 558-6414 AT LEAST TWO BUSINESS DAYS IN ADVANCE OF NEED. IN ORDER TO ALLOW INDIVIDUALS WITH ENVIRONMENTAL ILLNESS TO ATTEND MEETINGS, INDIVIDUALS ARE REQUESTED TO REFRAIN FROM WEARING PERFUME OR OTHER SCENTED PRODUCTS.

DRAFT SUMMARY

NOTICE OF MEETING AND CALENDAR

OF THE  
SAN FRANCISCO  
CITY PLANNING COMMISSION  
REGULAR MEETING  
THURSDAY  
DECEMBER 17, 1992  
ROOM 282, CITY HALL  
2:30 P.M.  
(NOTE START TIME)

DOCUMENTS DEPT.

DEC 22 1992

SAN FRANCISCO  
PUBLIC LIBRARY

ROLL CALL: Commissioners Fung, Elzey/Boldridge, Levine, Lowenberg,  
Nothenberg/Prowler, Smith, Unobskey.

NOTE: The Commission will take a short recess at 3:30 p.m.

2:40

2:30 P.M.

A. ITEMS TO BE CONTINUED

1. 92.328E (GITELMAN)  
CONTINUED  
AS SHOWN  
(5-0)  
BSENT:  
LOWENBERG  
SMITH  
AMNESTY PROGRAM FOR ILLEGAL DWELLING UNITS -- APPEAL OF A PRELIMINARY NEGATIVE DECLARATION. The proposed project is an ordinance that would amend sections of the City Planning Code, the Housing Code, the Building Code, and Article 37 of the Administrative Code (the Residential Rent Stabilization and Arbitration Ordinance), in order to establish a 24-month amnesty program for illegal dwelling units. Under the proposed program, property owners in certain zoning districts would be permitted to retain one illegal dwelling unit which is within the district's density limit, or to retain one above the density limit, as long as the unit was constructed prior to January 1, 1992, and certain other conditions are met.  
(Proposed for Continuance to January 7, 1993)

B. PUBLIC COMMENT

*RANDY SHAW*  
u: *RESIDENT ELEMENT*

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

C. COMMISSIONERS' QUESTIONS AND MATTERS — *NONE*D. DIRECTOR'S REPORT*\* NON-SCHEDULED ITEMS (BLAZER/PASSMORE)*

*PASSMORE*  
(LORD)

2.

APPROVED  
(5-0)

ABSENT: LOWENBERG  
SMITH

RESOLUTION #:  
13439

ITEMS 3a & 3b, 3a.

COMMISSION REQUESTED  
FULL PUBLIC HEARING

ON 3a ON 3b. COMPREHENSIVE HOUSING AFFORDABILITY STRATEGY (CHAS), Informational presentation by the Mayor's Office of Housing on the ANNUAL PLAN FOR 1993; Housing Development Resources and strategies for 1993. (Copies of the report are available at the 4th Floor Reception Desk, 450 McAllister Street).

STAFF: TED DEANSFORD, DIRECTOR, MAYOR'S OFFICE OF HOUSING  
JOEL LIPSKY, MOH

5:30 - 7:30 P.M.

E. CERTIFICATION OF FINAL ENVIRONMENTAL IMPACT REPORT - PUBLIC HEARING CLOSED

APPROVED  
(5-0)

ABSENT: LOWENBERG  
SMITH

NOTION #: 13440

4. 90.109E (McCORMICK)

72 - 82 NATOMA STREET (NATOMA MEWS) - CERTIFICATION OF FINAL EIR,  
72-82 Natoma Street, north side through to Minna Street, between  
First and Second Streets; Block 3721, Lots 31, 45A 46, 53, 54:  
construct a 48-story, 475 foot residential and retail building  
containing approximately 640, 430 gross square feet of space

RESIDENCE ELEMENT ANNUAL EVALUATION, Report for 1992 -  
Informational presentation describing new ethnicity and household income census data; housing need and production evaluation; status report on Residence Element implementation programs in preparation for a future public hearing to discuss the policy implications of this data. (Copies of the report are available at the 4th Floor Reception Desk, 450 McAllister Street).

(MONTANA/HERRERA)

Item 90.109E continued

including 509 dwelling units, 21,100 square feet of ground floor retail space and podium level health club, and five above and below grade parking levels containing approximately 140,250 gross square feet of space for approximately 406 automobiles (with tandem parking).

Construct a six-story, approximately 22,700 gross square foot office and retail building on the south side of Natoma Street (Lot 31) containing 18,380 gross square feet of office space and 4,330 square feet of ground floor retail and lobby space; structures would replace surface parking lots of 34 and 16 spaces, respectively.

(Continued from Regular Meeting of December 3, 1992)

F. REGULAR CALENDAR

5. 90.109EXC

(BADINGER)

AFTER RECEIVING TESTIMONY, THE COMMISSION CLOSED THE PUBLIC HEARING - CONTINUED  
4 MATTER D 1-14-93 (5-0)  
SENT: LOWENBERG SMITH  
MOTION #: 13441

72 - 82 NATOMA STREET (NATOMA MEWS), north side between First and Second Streets running through to Minna Street, Lots 45A, 46, 53 and 54 in Assessor's Block 3721 - Request for Determinations of Compliance and Exceptions under Section 309 (Permit Review in C-3 (Downtown) Districts) and Request for Conditional Use Authorization to construct a 48 story residential building with parking and retail uses, in the C-3-0 (Downtown Commercial, Office) District and 500-S and 550-S Height and Bulk Districts. The proposed project is an approximately 48 story, 475 foot tall tower containing approximately 509 residential units, 509 parking spaces and 10,000 square feet of retail space and is requesting Conditional Use Authorization, including authorization for increased residential density and parking in excess of that permitted as an accessory use and exceptions under Section 309, including exceptions to the side setback, rear yard requirements, dwelling unit exposure, independently accessible parking requirements and truck maneuvering requirements.

(Continued from Regular Meeting of December 3, 1992)

APPROVED 6.

(BERGDOLL)

✓ CONDITIONS (4-0)

SENT: BOLDRIDGE, LOWENBERG, & SMITH  
MOTION #: 13441

92.467C  
2257 MASON STREET, west side at the corner of Francisco Street; Lot 1, in Assessor's Block 51 -- Request for Conditional Use Authorization to establish a FULL SERVICE RESTAURANT as defined in Section 790.92 of the Planning Code on the ground floor of an existing three-story mixed use building within the North Beach Neighborhood Commercial District.

7. 92.472C

(BERGDOLL)

AFTER RECEIVING TESTIMONY & CLOSING THE PUBLIC HEARING, THE COMMISSION TED ON A MOTION DISAPPROVE (2-2)

NO: FUNG &amp; UNOBSKEY

SENT: BOLDRIDGE, LOWENBERG, SMITH

FORWARD TO CONSENT CALENDAR ON 1-7-93  
FOR CONSIDERATION BY FULL COMMISSION.

(Continued from Regular Meeting of December 3, 1992)

DECEMBER 17, 1992

INTENT TO APPROVE w/ 8. 92.513C (ANDRADE)  
 CONDITIONS (4-0) 2164 MISSION STREET, west side between Sycamore and 18th Streets; Lot 21 in Assessor's Block 3576 -- Request for a Conditional Use  
 ABSENT: BOLDRIDGE, LOWENBERG, & SMITH Authorization to establish a self-service restaurant serving pizza on a take-out basis and delivering pizza to phone-in customers.  
 FINAL LANGUAGE: 1-7-93 (Continued from Regular Meeting of December 10, 1992)

PUBLIC HEARING CLOSED 9. 92.547C (WONG)

WITHOUT HEARING 1222-24 9TH AVENUE, east side between Lincoln Way and Irving Streets; CONTINUED TO 1-14-93 92.547C (WONG)  
 (5-0) PLANNING CODE, request for Conditional Use Authorization to eliminate required off-street parking for an existing upper floor dwelling unit within an NC-2 (Small-Scale) Neighborhood Commercial District. The proposal is to eliminate the requirement of one off-street parking space for an existing upper floor dwelling unit previously established without proper building permits. Roof decks are to be added to the south side of the building to comply with usable open space requirements.

UNOBSTACLED, LEVINE & PROBLER 10. 92.495C (HING)  
 HEARD THIS ITEM AS 1653 HAIGHT STREET, southwest corner of Haight and Belvedere Streets, EXCLUDED  
 A COMMITTEE OF THE 1653 HAIGHT STREET, southwest corner of Haight and Belvedere Streets, EXCLUDED  
 COMMISSION, THEY CLEARED THE PUBLIC HEARING & INSTRUCTED THE SECRETARY TO PROVIDE TAPES OF THE HEARING TO ANSENT: BOLDRIDGE, LOWENBERG, & SMITH  
 COMMISSIONERS PRIOR TO FINAL ACTION BY 1-14-93. FULL COMMISSION ON 1-14-93.

DISAPPROVED 11. 92.582C (BANALES)  
 (4-0) 2227 IRVING STREET, south side between 23d and 24th Avenues, Lot 44 in Assessor's Block 1778 -- Request for Conditional Use Authorization to establish a small self-service restaurant within an NC-2 (Small Scale) Neighborhood Commercial District and the Irving Street Restaurant and Fast Food Subdistrict. The proposal is to establish a self-service bakery containing 523 square feet of floor area, including counter space and seating for 16 persons, and an additional 395 square feet of floor area to be used as office and storage. The total proposed floor area is 918 square feet.

WITHOUT HEARING, CONTINUED TO 1-14-93 92.458C (GREEN)  
 (5-0) 4050 - 19TH AVENUE, north side between Monticello and Byxbee Streets; Lot 10 in Assessor's Block 7083 -- Request for Conditional Use Authorization to amend a previous authorization as set forth in City Planning Commission Motion No. 13098 for an existing self-storage facility in an NC-1 (Neighborhood Commercial Cluster) District. (Continued from Regular Meeting of November 19, 1992)

ABSENT:  
 LOWENBERG  
 SMITH

~~ETING HELD~~ 13. 92.266C (GREEN)  
~~JECT MODIFICATION~~  
~~QUESTED BY THE~~  
~~MISSION.~~  
~~ONTINUED TO~~  
~~2-4-93~~  
~~(4-0)~~  
~~SENT: BOLDRIDGE~~  
~~LOWENBERG~~  
~~SMITH~~

1564-1572 UNION STREET, north side between Franklin Street and Van Ness Avenue; Lot 15 in Assessor's Block 527 -- Request for Conditional Use Authorization to develop a lot in excess of 5,000 square feet in size and located within the Union Street Neighborhood Commercial District. The proposal is to demolish the existing one story building containing three commercial tenants and the construction of a four-story building containing ground floor commercial floor area and nine off-street parking spaces and a total of nine dwelling units on three floors above on a lot approximately 5,867 square feet in size.

10:45  
6:30 P.M.

## SPECIAL DISCRETIONARY REVIEW HEARING

NOTICE: AT APPROXIMATELY 6:30 P.M. THE CITY PLANNING COMMISSION WILL CONVENE INTO A SPECIAL DISCRETIONARY REVIEW HEARING. PROCEDURES GOVERNING SPECIAL DISCRETIONARY REVIEW HEARINGS WILL BE IN EFFECT. THOSE CASES THAT ARE SCHEDULED ON THIS CALENDAR PRIOR TO 6:30 P.M., BUT HAVE NOT BEEN CALLED OR HEARD BY 6:30 P.M., COULD BE CONTINUED TO A LATER TIME OR DATE AS DETERMINED BY THE COMMISSION.

~~o D. R.~~ 14. 92.444D (PAEZ)  
~~(4-0)~~  
~~SENT: BOLDRIDGE~~  
~~LOWENBERG~~  
~~SMITH~~

70 DIAMOND STREET, westside between Market and 18th Streets, Lot 12 in Assessor's Block 2649 -- Request for Discretionary Review of Building Permit Application No. 9210907 under Section 101.1 of the City Planning Code for the demolition of an Architecturally Significant single-family dwelling and the construction of a three-family replacement dwelling in an RH-3 (House, Three-Family) District with a 40-X Height and Bulk designation.

~~WITHOUT HEARING,~~ 15. 91.597D (BLAUVELT)  
~~CONTINUED TO~~  
~~1-21-93~~  
~~(4-0)~~  
~~SENT: BOLDRIDGE~~  
~~LOWENBERG~~  
~~SMITH~~

2029 KIRKHAM STREET, south side between 24th and 25th Avenues, Lot 25 in Assessor's Block 1870 -- Request for Discretionary Review of Building Permit Application No. 911383 to construct a horizontal and vertical addition to the existing single-family dwelling and construct a second dwelling unit in the house, in an RH-2 (House, Two-Family) District.

a) Consideration of Discretionary Review  
 b) Discretionary Review hearing  
 (Continued from Regular Meeting of December 3, 1992)

Adjournment — 11:18 p.m.

NOTE ON APPEALS: Commission action on Conditional Uses and reclassifications may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Review may

## Notice of Appeals continued

be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Linda Avery, Administrative Secretary, City Planning Commission, at (415) 558-6414.

NOTE: For information on the next Commission Calendar, please call 558-6422 on Fridays after 3:00 p.m. for a recorded message.

NOTE: Items listed on this calendar will not be heard before the stated time.

NOTE: Speaker Cards will be available at all meetings. They can also be picked up in advance from 6th Floor Reception, Department of City Planning, 450 McAllister.

NOTICE

## Schedule of the RESIDENTIAL CONSERVATION CONTROLS (RCC)

December 92 Staff will revise the ordinance and seek City Attorney's approval as to form. Staff will also review the Neg. Dec. and revise if necessary.

Copies of the Level 1 and Level 2 proposal are available free of charge at the 4th floor reception desk of the Department of City Planning. Copies of the proposed RCC ordinance as initiated in May 1992, are available for sale (\$12) at the Department or may be reviewed at the Department or all San Francisco public libraries.

CPC: 722

